

**BUSINESS AND PROFESSIONAL LICENSING ADMINISTRATION
SCHEDULED MEETINGS OF BOARDS AND COMMISSIONS**

SEPTEMBER 2006

CONTACT PERSON	BOARDS AND COMMISSIONS	DATE	TIME/LOCATION
THERESA ENNIS	BOARD OF ACCOUNTANCY	12	8:30-12:30 Rm.2000
DOROTHY THOMAS	BOARD OF APPRAISERS	20	10:00-12:00 Rm.7616
LEON LEWIS	BOARD OF ARCHITECTURE AND INTERIOR DESIGNERS	15	9:30-12:00 Rm.7616
JACKIE WRIGHT	BOARD OF COSMETOLOGY AND BARBER	11	9:30-12:00 Rm.7616
DOROTHY THOMAS	BOXING AND WRESTLING COMMISSION	12	6:00-8:00 Rm.7616
DOROTHY THOMAS	BOARD OF FUNERAL DIRECTORS	14	1:30-5:00 Rm 7616
THERESA ENNIS	BOARD OF PROFESSIONAL ENGINEERS	Recess	9:00-12:00 Rm.7616
LEON LEWIS	BOARD OF REAL ESTATE	12	9:00-12:00 Rm.7616
LEON LEWIS	BOARD OF VETERINARY	21	9:00-1:00 Rm.2000
	INDUSTRIAL TRADE BOARD	19	9:00-1:00 Rm.7616
PETERS	ASBESTOS		
PETERS	ELECTRICAL		"
PETERS	PLUMBING		"
PETERS	REFRIGERATION/AIR CONDITIONING		"
PETERS	STEAM/ AND OTHER OPERATING ENGINEERS		"

Dates and Times are subject to change-All meetings are held at 941 North Capitol Street, NE.
for more information on this schedule, please call Cassandra Cosby at 202-442-4320

COMMUNITY ACADEMY PUBLIC CHARTER SCHOOL

CANCELLATION NOTICE

Community Academy Public Charter School hereby provides notice that it has canceled its RFP issued October 7, 2005 for development/architectural/engineering services for a project located at 1400 First Street, NW to create a new campus. For information, contact C. Blalock at cbla665743@aol.com.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of Contracting and Procurement



Chief Procurement Officer

Office of Contracting and Procurement
Delegation of Contracting Authority
As of: August 9, 2006

<u>Names of Employees with Delegated Contracting Authority</u>	<u>Amount</u>
Nancy Hapeman, General Counsel	Unlimited
Cassandra Lee, Interim Assistant Director	Unlimited
Kahni Ward, Chief of Staff	Unlimited
Jean Wright, Contracting Officer, Group VIII	Unlimited
Wossen Encubahre, Contracting Officer, Group X	\$1,000,000.00
James Roberts, Commodity Manager	Unlimited
Elizabeth Kilpatrick, Contracting Officer, Group III	Unlimited
Esther Scarborough, Contracting Officer, Group VI	Unlimited
Jerry Carter, Commodity Manager, Roads, Highway & Structures	Unlimited
John Soderberg, Contracting Officer, Group VII	Unlimited
Karen M. Hester, Commodity Manager, Design & Bldg. Renov.	Unlimited
Tara Sigamoni, Assistant Commodity Manager	\$1,000,000.00

Office of Contracting and Procurement



Chief Procurement Officer

**Names of Employees with
Delegated Contracting Authority****Amount**

William Sharp, Jr., Contracting Officer, OCTO	Unlimited
James Marshall, Contracting Officer, Group IV	\$1,000,000.00
Gena Johnson, Contracting Officer, Group IX	Unlimited
Rotimi Osunsan, Contracting Officer, Group VI	\$ 500,000.00
Diane Wooden, Contract Specialist, Construction, Design & Bldg. Renov.	\$ 500,000.00
Vivian W. Brown, Contracting Officer, Group IV	Unlimited
Elona Evans-McNeil, Contracting Officer, Group VII	\$ 100,000.00
Mary Ann Harris, Contract Specialist, Group X	\$ 250,000.00
Doris Hemsley, Contract Specialist, Group X	\$ 100,000.00
Maribel Torres, Contracting Officer, OCTO	\$ 500,000.00
Joseph Albanesi, Contracting Officer, Group I	Unlimited
Lafayette Smith, Contracting Officer, Group II	Unlimited
Kathy Hatcher, Supervisory Contract Specialist, Roads, Highway & Structures	\$ 1,000,000.00
Sheila Mobley, Contracting Officer, Group V	Unlimited
Geoffrey A. Mack, Assistant Commodity Manager Construction, Design & Bldg. Renov.	\$5,000,000.00
Geoffrey A. Mack, Assistant Commodity Manager Construction, Design & Bldg. Renov. (BioAnnex contract only)	Unlimited

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Contracting and Procurement



Chief Procurement Officer

**Names of Employees with
Delegated Contracting Authority**

Amount

Nelson Abel, Contract Cost/Price Analyst	\$ 100,000.00
Ramesh Sharma, Assistant Commodity Manager Construction, Design & Bldg. Renov.	\$1,000,000.00
Hans Paeffgen, Assistant Commodity Manager, OCTO	\$1,000,000.00
Betty Ferrell, Contract Specialist, Construction, Design & Bldg. Renov.	\$ 500,000.00
Annie Akinnuso, Contract Specialist, Group III	\$ 10,000.00
Gloria Spann, Senior Contract Specialist, Group XI	\$ 500,000.00
Annie Watkins, Senior Supervisory Contract Specialist, Group V	Unlimited
LaVerne Foster, Contract Specialist, Group VIII	\$ 500,000.00
Jeanne Sheridan, Contract Specialist, Group I	\$ 250,000.00
Yvette Henry, contract Specialist, Group III	\$ 25,000.00
Angela Turner, Contract Specialist, Group IX	\$ 50,000.00
Veronica E. Pace, Director, Office on Aging	Unlimited
Gregory P. Irish, Director, Department of Employment Services	Unlimited
Charles Ramsey, Chief of Police, Metropolitan Police Department	Unlimited
Darryl Stewart King, Associate People's Counsel for Operations	\$ 250,000.00
Russell Symons, Inspector General Office	\$ 100,000.00
Steve Wishod, Assistant Commodity Manager	\$1,000,000.00

DISTRICT OF COLUMBIA REGISTER

SEP 15 2006

Government of the District of Columbia

DC Office of Contracting Procurement

Purchase Card Delegation Report - as of 080906.xls

AGENCY	CARDHOLDER NAME		SPL	DAILY PURCHASE LIMIT	30-DAY LIMIT
DC Public Libraries	MARY JOANNE	ADETAYO	2,500	2,500	10,000
	GAIL	AVERY	2,500	2,500	10,000
	DARRIN	ROACH	2,500	2,500	10,000
	JEWEL	OGONJI	2,500	2,500	10,000
	ELLEN	FLAHERTY	2,500	2,500	10,000
	ROBERT	SCHNEIDER	2,500	2,500	10,000
	FREDERICK	WILLIAMS	2,500	2,500	10,000
	PATRICIA	PASQUAL	2,500	2,500	10,000
	KIM	FULLER	2,500	2,500	10,000
	MONICA	LEWIS	2,500	2,500	10,000
	BETTYE	SMITH	2,500	2,500	10,000
	ERIKA	HODGE-HARRIS	2,500	2,500	10,000
Office of Police Complaints	THOMAS	SHARP	2,500	2,500	10,000
	SONJA	WINGFIELD	2,500	2,500	10,000
Metropolitan Police Department	MICHAEL	FITZGERALD	5,000	5,000	25,000
	ERIC	COARD	5,000	5,000	25,000
	WILLIAM	PONTON	2,500	2,500	10,000
	WINSTON	ROBINSON	2,500	2,500	10,000
	PETER	NEWSHAM	2,500	2,500	10,000
	SHANNON	COCKETT	2,500	2,500	10,000
	WILLIE	DANDRIDGE	2,500	2,500	10,000
	BRIAN	JORDAN	2,500	2,500	10,000
	SAMPSON	ANNAN	2,500	2,500	10,000
	NOLA	JOYCE	5,000	5,000	25,000
	EDWARD	HAMILTON	5,000	5,000	25,000
	APOSTOLOS T.	ELIOPOULOS	5,000	5,000	25,000
	SHIRLEY	DIAMOND	5,000	5,000	25,000
	KEVIN	MORISON	2,500	2,500	10,000
	MARTIN	CARMODY	2,500	2,500	10,000
	DELORIS	HUNTER	2,500	2,500	10,000
	GERALD	WILSON	2,500	2,500	10,000
Office of Finance and Revenue Management	VERONICA	SPEARS	2,500	2,500	10,000
Office of the Chief Technology Officer	VERONICA	LIPSCOMBE	2,500	2,500	10,000
Department of Employment Services	SHIRLEY	ARNETT	2,500	2,500	5,000
	ROBERTA	BAUER	2,500	2,500	5,000
	FRANCES	BERRY	2,500	2,500	10,000

Purchase Card Delegation Report - as of 080906.xls

AGENCY	CARDHOLDER NAME		SPL	DAILY PURCHASE LIMIT	30-DAY LIMIT
	CYRIL	BYRON	2,500	2,500	10,000
	PATRICIA	HAGAN	2,500	2,500	5,000
	DARYL	HARDY	2,500	2,500	10,000
	GREGORY	IRISH	2,500	2,500	10,000
	DIANA	JOHNSON	2,500	2,500	5,000
	SYLVIA	LANE	2,500	2,500	5,000
	SAMUEL	LOVE	2,500	2,500	10,000
	CAROLYN	LYNCH	2,500	2,500	10,000
	FRANK	ORLANDO	2,500	2,500	5,000
	CHARLES	ROESLIN III	2,500	2,500	5,000
	RUBY	WASHINGTON	2,500	2,500	5,000
	CHARLES L	GREEN	2,500	2,500	10,000
	SUSAN	GILBERT	2,500	2,500	5,000
	TANYA	ANDERSON	2,500	2,500	5,000
	JACQUES	ROMAIN	2,500	2,500	5,000
Office of Contracting and Procurement	NANCY	HAPEMAN	750,000	750,000	750,000
	CASSANDRA	LEE	750,000	750,000	750,000
	JOHN	SODERBERG	750,000	750,000	750,000
	SHELLA	MOBLEY	750,000	750,000	750,000
	ESTHER	SCARBOROUGH	750,000	750,000	750,000
	DWAYNE	PAXTON	2,500	2,500	10,000
	SONJA	WHITE	2,500	2,500	10,000
	JEANETTE	MITCHELL	2,500	2,500	10,000
	CARLOS	JOHNSTON	2,500	2,500	10,000
	ROSALIA	ROJAS	6,500	6,500	10,000
Department of Parks and Recreation	NEIL	RODGERS	10,000	10,000	100,000
	SANDRA	RATLIFF	2,500	2,500	10,000
	IAN	WILLIAMS	2,500	2,500	10,000
	CHARITY	NWOKORIE	2,500	2,500	10,000
	WALLACE	PERRY	2,500	2,500	10,000
	ROBERT	GUNDLING	2,500	2,500	10,000
	LORETTA	JONES	10,000	10,000	100,000
	JOHNEL	BRACEY	2,500	2,500	10,000
	REGINA M	WILLIAMS	2,500	2,500	10,000
	SHAWNQUA	OTTLEY	2,500	2,500	10,000
	BENJAMIN	MCCOTTRY	2,500	2,500	10,000
	NORA	BRYAN	2,500	2,500	10,000
	RUSSELL	CRAMER	2,500	2,500	10,000
	CYNTHIA	BURLEY	2,500	2,500	10,000
	KAREN	WHITTINGTON	2,500	2,500	10,000
Department of Human Services	KEITH	CROSS	2,500	2,500	10,000
	KEITH	WARREN	2,500	2,500	10,000
	HERMAN	BUNCH	2,500	2,500	10,000
	T. NICOLE	STARWOOD	2,500	2,500	10,000

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AGENCY	CARDHOLDER NAME		SPL	DAILY PURCHASE	30-DAY
				LIMIT	LIMIT
	BRENDA	PERKINS	2,500	2,500	10,000
	DAISY	WILLIAMS	2,500	2,500	10,000
	BARBARA	STROTHERS	2,500	2,500	10,000
	LETICIA	DYER	2,500	2,500	10,000
	LUCILLE	HART	2,500	2,500	10,000
	TIMOTHY	PICKETT	2,500	2,500	10,000
	BARBARA	BRIDGES	2,500	2,500	10,000
	PAUL	MALEBRANCHE	2,500	2,500	10,000
	MICHAEL	RICHARD	2,500	2,500	10,000
	SUSIE	KING	2,500	2,500	10,000
	KENSEL	BISHOP	2,500	2,500	10,000
	DENISE	MCCAIN	2,500	2,500	10,000
	MARILYN	SMITH	2,500	2,500	10,000
	TUNDE	EBODA	2,500	2,500	10,000
	WILLIAM	STEWART	2,500	2,500	10,000
	LESA	BOND	2,500	2,500	10,000
	WILLIAM	PROCTOR	2,500	2,500	10,000
	PENNY	BROOKS	2,500	2,500	10,000
	PATRICIA	HAWKINS	2,500	2,500	10,000
Department of Corrections	AJAY	KAPOOR	10,000	10,000	50,000
	STEVEN	MURRAY	2,500	2,500	10,000
	LORETTA	BRAXTON	2,500	2,500	10,000
	PATRICIA	BRITTON	2,500	2,500	10,000
	MICHELLE	DAVENPORT	2,500	2,500	10,000
	SALLIE	THOMAS	2,500	2,500	10,000
	JOAN	MURPHY	2,500	2,500	10,000
	TIMOTHY	WHEELER	10,000	10,000	50,000
Fire and Emergency Medical Services	JESSE	RICKS JR	2,500	2,500	10,000
	MAXIM	SAUNDERS	2,500	2,500	10,000
	OTIS	COLEMAN	2,500	2,500	10,000
	DONALD	STRAWDERMAN	2,500	2,500	10,000
	EDWARD	LEONARD	2,500	2,500	10,000
	ROBERT	MORTON	2,500	2,500	10,000
	WAYNE	BUCCI	2,500	2,500	10,000
	CHARLES	GOLDSMITH	2,500	2,500	10,000
	ROSE	RICH	2,500	2,500	10,000
	WILLIAM	FLINT	2,500	2,500	10,000
	JOHN	DONNELLY	2,500	2,500	10,000
	GWENDOLYN	SMITH	2,500	2,500	10,000
	MITCHELL	MOLENOF	2,500	2,500	10,000
	RONALD	MURPHY	2,500	2,500	10,000
	ANGELIQUE	HAYES	2,500	2,500	10,000
	TONY	SNEED	2,500	2,500	10,000
	MICHAEL	CONWAY	2,500	2,500	10,000
	CHRISTOPHER	SEFTON	2,500	2,500	10,000
	DENNIS	RICH	2,500	2,500	10,000
	WALLACE	HARRIS	2,500	2,500	10,000
	JAMES K	GRAHAM	2,500	2,500	10,000

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AGENCY	CARDHOLDER NAME		SPL	DAILY PURCHASE LIMIT	30-DAY LIMIT
	DEBORAH A.	WEST	2,500	2,500	10,000
	ROBERT	MULLIKIN	2,500	2,500	10,000
Department of Health	KENNETH	WONG	2,500	10,000	50,000
	FESEHA	WOLDU	2,500	2,500	10,000
	JOHN	DAVIES COLE	2,500	2,500	10,000
	BRENDA	KELLY	2,500	10,000	50,000
	KARYN	BERRY	2,500	2,500	10,000
	HAMID	KARIMI	2,500	10,000	50,000
	LINDA	JOHNSON	2,500	10,000	50,000
	DAVID	ROSE	2,500	2,500	10,000
	SAMUEL	BARRINGTON	2,500	10,000	50,000
	MAURICE	KNUCKLES	2,500	2,500	10,000
	AIRKA	MOORE	2,500	2,500	10,000
	PATRICIA	VANBUREN	2,500	10,000	50,000
	GISELE	SIDBURY	2,500	2,500	10,000
	CECILIA	KELLER	2,500	2,500	10,000
	ROBERT L	JOHNSON	2,500	10,000	50,000
	PAULETTE	SAUNDERS	2,500	2,500	10,000
	PAUL	CUNNINGHAM	2,500	10,000	50,000
	SHERRY	ADAMS	10,000	10,000	50,000
	M JON	SIEMIEN	2,500	2,500	10,000
	SANDRA	ROBINSON	2,500	2,500	10,000
DC Office of Personnel	DIANE	MILLER	2,500	2,500	10,000
	TAWANA	MITCHELL	2,500	2,500	10,000
	JANICE	ALLEN	2,500	2,500	10,000
Department of Consumer and Regulatory Affairs	DIANE	WILLIAMS	2,500	2,500	10,000
	JENNIFER	BLACK	2,500	2,500	10,000
	JEFF	MASON	2,500	2,500	10,000
	LARRY	CARR	2,500	2,500	10,000
	RONALD	SMITH	2,500	2,500	10,000
	CLIFFORD	COOKS	2,500	2,500	10,000
	HELENE	HENDRICKS	2,500	2,500	10,000
	TAMIKA	FREEMAN	2,500	2,500	10,000
	LENNOX	DOUGLAS	2,500	2,500	10,000
	MARCIA	SMITH	2,500	2,500	10,000

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AGENCY	CARDHOLDER NAME		SPL	DAILY PURCHASE LIMIT	30-DAY LIMIT
	KEITH	ANDERSON	2,500	2,500	10,000
	CLAUDE	WILLIS	2,500	2,500	10,000
Department of Housing and Community Development	LAVERNE	LAW	2,500	2,500	10,000
	VANESSA	HARDY	2,500	2,500	10,000
Office of Property Management	NEJAT	RASSON	10,000	10,000	100,000
	EDWARD	HAMPTON	10,000	10,000	100,000
	LUIS	MORALES	10,000	10,000	100,000
	DEDRIC	BOYD	2,500	2,500	10,000
	ARNOLD	BRACY	10,000	10,000	100,000
Department of Public Works	PATRICIA	FLYNN	2,500	2,500	10,000
	YVONNE	BOSTON	2,500	2,500	10,000
	CHARLES	FAN	2,500	2,500	10,000
	TERESA	DOKE ADAMS	2,500	2,500	10,000
	PATRICIA	ROBINSON	2,500	2,500	10,000
	TARA	SIGAMONI	2,500	2,500	10,000
	ADELINE	ISAACS	2,500	2,500	10,000
	JAMES	ROBERTS	2,500	2,500	10,000
	SYBIL	HAMMOND	2,500	2,500	10,000
	TOM	HENDERSON	20,000	20,000	40,000
	DONALD	GIBSON	2,500	2,500	10,000
	JIMMY	HUFF	2,500	2,500	10,000
	CHRISTINE	DAVIS	2,500	2,500	10,000
	GLORIA	BELL	2,500	2,500	10,000
Emergency Management Agency	BARBARA	CHILDS PAIR	2,500	2,500	10,000
	JOHNNY	GREENE	2,500	2,500	10,000
	JACQUELINE	RICHARDSON	2,500	2,500	10,000
	MARK	BROWN	2,500	2,500	10,000
Department of Motor Vehicles	JEANETTE	PINNIX	5,000	5,000	50,000
	GREGORY	SIMPSON	5,000	5,000	50,000
	CASSANDRA	CLAYTOR	5,000	5,000	50,000
Deputy Mayor for Planning and Economic Development	SHAWN	LASTER	2,500	2,500	10,000
Office of Planning	EDWARD	GIEFER	2,500	2,500	10,000
Executive Office of the Mayor	ROSA	BURCH	2,500	2,500	10,000
	ALFONZA	FITZGERALD	2,500	2,500	10,000
	ALFONZA	FITZGERALD	2,500	2,500	10,000
	DORY	PETERS	2,500	2,500	10,000
	SHIRLEY	HALL	2,500	2,500	10,000

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AGENCY	CARDHOLDER NAME		SPL	DAILY PURCHASE LIMIT	30-DAY LIMIT
	MARLENE	JEFFERSON	2,500	2,500	10,000
Office of Human Rights	FAROUK	HOSEIN	2,500	2,500	10,000
Board of Elections and Ethics	KENNETH	MCGHIE	2,500	2,500	10,000
	KARLA	GARCIA	2,500	2,500	10,000
Office on Latino Affairs	GERARD	CASTILLO	2,500	2,500	10,000
Department of Insurance, Securities and Banking	FREDERICK	CRAIG	2,500	2,500	10,000
Office of the Attorney General	SHERRY	ROBERTS	2,500	2,500	10,000
	KOSHINIER	WILLIAMS	2,500	2,500	10,000
DC Sentencing Commission	KELLEY	THOMAS	2,500	2,500	10,000
Council of the District of Columbia	LARRY	COOPER	2,500	2,500	10,000
Office of Motion Picture and TV Development	CRYSTAL	PALMER	2,500	2,500	10,000
Alcohol Beverage Regulation Administration	JEFFREY	COUDRIET	2,500	2,500	10,000
Office of the Inspector General	THEORY	WILLIAMS	2,500	2,500	10,000
Office of Advisory Neighborhood Commissions	GOTTLIEB	SIMON	2,500	2,500	10,000
Office of the City Administrator	TARA	BRIDGETT	2,500	2,500	10,000
	CHERYL	WILLIAMS	2,500	2,500	10,000
	BLAISE	DEFAZIO	2,500	2,500	10,000
	DENISE	RICHARDSON	2,500	2,500	10,000
	QUAMEICE	HARRIS	2,500	2,500	10,000
State Education Office	ANTHONISHA	FELTON	5,000	5,000	30,000
	ANTHONISHA	FELTON	5,000	5,000	30,000

Purchase Card Delegation Report - as of 080906.xls

DISTRICT OF COLUMBIA REGISTER

AGENCY	CARDHOLDER NAME		SPL	DAILY PURCHASE LIMIT	30-DAY LIMIT
District Department of Transportation	KEN	LADEN	2,500	2,500	10,000
	LAJUAN	HOWARD	2,500	2,500	10,000
	FRANK	SEALES JR	2,500	2,500	10,000
	THILLAINATH	CHELLIAH	2,500	2,500	10,000
	LARS	ETZKORN	2,500	2,500	10,000
	ERIC	STULTS	2,500	2,500	10,000
	KASI	KAHN	2,500	2,500	10,000
	JOHN P. ROBERT	THOMAS HICKS	2,500 2,500	2,500 2,500	10,000 10,000
Office of Administrative Hearings	MICHAEL	WILLIAMS JR	2,500	2,500	10,000
	MICHAEL	LY	2,500	2,500	10,000
Office of Customer Service Operations	ALFONZA	FITZGERALD	2,500	2,500	20,000
Office of Unified Communications	RICHELLE	WEST	2,500	2,500	10,000
	SHARON	PERRITT	2,500	2,500	10,000
Criminal Justice Coordinating Council	ROSA	BURCH	2,500	2,500	10,000
Office of Risk Management	VALERIE	EVANS	2,500	2,500	10,000
Department of Youth Rehabilitation Services	ROGER	DOUGLAS	2,500	2,500	10,000
	RANDALL	MOORE	2,500	2,500	10,000
	MARILYN	CORDER	2,500	2,500	10,000
	CAROLYN	STENNETT	2,500	2,500	10,000
	GILLIAN	MYERS	2,500	2,500	10,000
	CHARLES	BROWN	2,500	2,500	10,000
	WAYNE	THOMAS	2,500	2,500	10,000
Child and Family Services Agency	RONNIE	CHARLES	2,500	2,500	10,000
	LATONYA	BRYANT	2,500	2,500	10,000
	ANGELA	ROBINSON	2,500	2,500	10,000
	JANET	MAHER	2,500	2,500	10,000
	NICHOLETTE	SMITH BLIGEN	2,500	2,500	10,000
	ANGELIQUE	BROWN	2,500	2,500	10,000
	CYNTHIA	COURTS MARSHAL	2,500	2,500	10,000
	JESSE	WINSTON	2,500	2,500	10,000
	JUSTIN	KOPCA	2,500	2,500	10,000
	AUDREY	SUTTON	2,500	2,500	10,000
	THERESA	CUNNINGHAM	2,500	2,500	10,000
D.C. Energy Office	TOMAYSA	STERLING	2,500	2,500	10,000
	CHRISTOPHER	BROWN	2,500	2,500	10,000
	KEITH	ANDERSON	2,500	2,500	10,000
	RALPH	MCMILLAN	2,500	2,500	10,000
	CARL	WILLIAMS	2,500	2,500	10,000
	NEBIAT	SOLOMON	2,500	2,500	10,000

AGENCY NAME	Last Name	First Name	Credit Limit
METROPOLITAN POLICE DEPT			
METROPOLITAN POLICE DEPT	WILLIAMS	DAISY	2000
CHIEF OF POLICE	RAMSEY	CHARLES H	10000
OFC OF CHIEF OF STAFF	JOYCE	NOLA M	7000
OFC OF THE GENERAL COUNSEL	COWAN	TIFFANI	5000
OFC OF THE GENERAL COUNSEL	MARCUS	DARREN	5000
OFFICE OF THE CFO	ATKINSON	ALICE	10000
OFFICE OF THE CFO	BROWN	MARK	7500
OFFICE OF THE CFO	GREENE	JOHNNY L	1
OFFICE OF THE CFO	PAIR	BARBARA CHILDS	8000
OFFICE OF THE CFO	RICHARDSON	JACQUELINE T	4000
EXEC A/C OF OPERATIONS	FITZGERALD	MICHAEL	10000
OPERATIONS COMMAND	TAYLOR	ROBERT T	5000
EXEC PROTECTION UNIT	BELL	JACQUELINE S	5000
EXEC PROTECTION UNIT	BESLOW	ARCHIE	5000
EXEC PROTECTION UNIT	BROWN JR	JOHN LEE	5000
EXEC PROTECTION UNIT	CEPHAS	DAVID	5000
EXEC PROTECTION UNIT	DODSON	TYRONE	5000
EXEC PROTECTION UNIT	DOUGLAS	ANGELA	10000
EXEC PROTECTION UNIT	DUBEAU	KEITH	5000
EXEC PROTECTION UNIT	HENRY	BRIAN	5000
EXEC PROTECTION UNIT	HOLLOWAY	ELIZABETH	5000
EXEC PROTECTION UNIT	MCKINNON	DWIGHT	5000
EXEC PROTECTION UNIT	MCMILLAN	TYRONE	5000
EXEC PROTECTION UNIT	OH	BENJAMIN	5000
EXEC PROTECTION UNIT	POWELL	REGINALD	5000
EXEC PROTECTION UNIT	RODRIGUEZ	MANUEL	5000
EXEC PROTECTION UNIT	THOMPSON	BRIAN	5000
EXEC PROTECTION UNIT	WALKER	ALFRED O	5000
EXEC PROTECTION UNIT	WILLIAMS	COREY	5000
REGIONAL OPERATIONS COMMAND N	NEWSHAM	PETER	5000
ROC C EXECUTIVE OFFICER	JORDAN	BRIAN	5000
SPECIAL OPERATIONS DIVISIONS	LANIER	CATHY	5000
SPECIAL SERVICES COMMAND	ROBINSON	WINSTON	5000
A/C FOR CORPORATE SUPPORT	COARD	ERIC W	5000
HUMAN SERVICES SECTION	COCKETT	SHANNON	1
BUSINESS SERVICES OFFICE	DIAMOND	SHIRLEY	5000
EXECUTIVE OFFICE OF THE MAYOR			
OFFICE OF THE MAYOR	WILLIAMS	ANTHONY A	30000
EON DIR OF OPERATIONS	DAVIS	ALFREDA	13000
EON DIR OF OPERATIONS	RICHARDSON	FONDA	5000
DC OFFICE OF PERSONNEL			
OFFICE OF PERSONNEL	ALLEN	JANICE Y	10000
OFFICE OF PERSONNEL	MARIN	LISA R	5000
OFFICE OF PERSONNEL	MILLER	DIANE	10000
OFFICE OF PERSONNEL	MITCHELL	JEAN	5000
OFFICE OF PERSONNEL	MITCHELL	TAWANA	5000
DCOP	OFFICE OF PERSONNEL		8000
CTR FOR WORKFORCE DEVELOPMENT	CTR FOR WORKFORCE DVLPMNT		5000
DEPARTMENT OF CORRECTIONS			
DEPARTMENT OF CORRECTIONS	BRITTON	PATRICIA	5000
DEPARTMENT OF CORRECTIONS	BROWN	DEVON	10000
DEPARTMENT OF HUMAN SERVICES			

DDCOUNCIL	BROWN	MARY	5000
DDCOUNCIL	GRAY	BERNARD	3500
DDCOUNCIL	JOHNSON	SUDIE B	3500
FSA	EBODA	TUNDE	5000
FSA	EBODA	TUNDE	5000
FSA	HERRING	DARLENE	2000
MRDDA	HARDY	PAMELA	30000
OIC	BARNES	ALICE	5000
OIC	ESTES	GREGORY	5000
OIC	POUNDS	MATTIE	5000
OIC	SMITH	ELWYN	5000
OIC	TERRELL	GREGORY	5000
OIC	THOMAS	JANICE	5000
OIC	THORNTON	DONALD	5000
OIC	TIMMONS	MICHAEL	5000
IMA	COOPER-DELOATCH	SHARON	12000
IMA	CONOVER	ARLENE	1500
IMA	GALVAN	ALVARO	5000
IMA	WELLS	ELLEN	1500
YSA	DICKERSON	MARILYN	200
YSA	ROBERSON	ANTHONY	200
RSA	BURLEY	CYNTHIA A	10000
RSA	COOK-DIGGS	CAROLYN	3000
RSA	WALTON	JEAN	5000
OIS	CLARK	JOANN	5000
DHS/OFC OF THE DIRECTOR	FLANAGAN	LAMONT	20000
DHS/OFC OF THE DIRECTOR	TEASLEY	GREG	2500
DEPARTMENT OF PUBLIC WORKS			
DEPT OF PUBLIC WORKS	ADAMS	TERESA DOKE	10000
DEPT OF PUBLIC WORKS	BELL	GLORIA	6000
DEPT OF PUBLIC WORKS	DAVIS	CHRISTINE	3000
DEPT OF PUBLIC WORKS	FIELDS	FAYE L	1500
DEPT OF PUBLIC WORKS	GIBSON	DONALD	3000
DEPT OF PUBLIC WORKS	GRAHAM	PAMELA	6000
DEPT OF PUBLIC WORKS	HENDERSON	TOM	15000
DEPT OF PUBLIC WORKS	HUFF	JIMMY L	10000
DEPT OF PUBLIC WORKS	ISAACS	ADELINE L	5000
DEPT OF PUBLIC WORKS	MALLORY	JOEL E	1500
DEPT OF PUBLIC WORKS	QUINN	DIANE C	5000
DEPT OF PUBLIC WORKS	ROBERTS	JAMES	3000
DEPT OF PUBLIC WORKS	ROBINSON	PATRICIA	10000
DEPT OF PUBLIC WORKS	SIGAMONI	TARA	5000
DEPT OF PUBLIC WORKS	WASHINGTON	RADEENA	5000
DEPT OF PUBLIC WORKS	WINTER JOHNSON	LOTTIE	3000
DEPT OF INSUR. SECURITIES & BANKING			
DEPT OF INSUR. SEC. & BANKING	BRANHAM	VALENCIA M	2500
DEPARTMENT OF HEALTH			
DOH ADDICTION PREVENT & RECOVE	ROSE	DAVID C	8500
DOH ADDICTION PREVENT & RECOVE	VANBUREN	PATRICIA W	10000
DOH ADDICTION PREVENT & RECOVE	WOLDU	FESEHA	10000
DOH ENV HEALTH ADMINISTRATION	JOHNSON	ROBERT	10000
DOH EMER HLTH & MED SVC ADM	ADAMS	SHERRY	10000
DOH HIV/AIDS ADMINISTRATION	CUNNINGHAM	PAUL	10000
DOH HIV/AIDS ADMINISTRATION	CUNNINGHAM	PAUL	10000
DOH HIV/AIDS ADMINISTRATION	WEBB	RICHETTA U	6000

DOH HLTH CARE SFTY NET ADMIN	JOHNSON	LINDA D	6000
DOH HLTH CARE SFTY NET ADMIN	MARUCA	ROBERT	6000
DOH HLTH CARE REG & LICENSING	KNUCKLES	MAURICE E	9800
DOH MED ASSIST ADMINISTRATION	CLARK	GLORIA	25000
DOH BUREAU OF EPIDEMIOLOGY	BERRY	KARYN L	10000
DOH BUREAU OF EPIDEMIOLOGY	DAVIES COLE	JOHN	8100
DOH/HEALTH PROMO SUPPORT	BARRINGTON JR	SAMUEL	5700
OFFICE OF ATTORNEY GENERAL			
OFFICE OF ATTORNEY GENERAL	ADAMS	ROY L	10000
OFFICE OF ATTORNEY GENERAL	GORMAN	DARRYL	5000
OFFICE OF ATTORNEY GENERAL	PAYNE	SHIRLEY YATES	17000
OFFICE OF ATTORNEY GENERAL	ROBERTS	SHERRY	20000
UNIVERSITY OF DC			
UNIVERSITY OF DC	CHERRY	CHRISTAL M	3000
UNIVERSITY OF DC	POLLARD	WILLIAM L	3000
OFFICE OF CABLE TV & TELECOMMUNICATIONS			
CABLE TV	RICHARDSON	ERIC E	27500
CABLE TV	WILSON	JERUSA C	5000
OFC OF CABLE TV&TELECOMMUNITCA	BROWN	JAMES D	4000
OFC OF CABLE TV&TELECOMMUNITCA	YELDELL	ROBIN M	5000
FIRE & EMERGENCY MEDICAL SERVICES			
FIRE & EMERGENCY MED SERV	BUCCI	WAYNE A	8000
FIRE & EMERGENCY MED SERV	MOORE	RICHARD L	10000
FIRE & EMERGENCY MED SERV	SAUNDERS	MAXIM	20000
FIRE & EMERGENCY MED SERV	SCHULTZ	LAWRENCE S	10000
FIRE & EMERGENCY MED SERV	THOMPSON	ADRIAN	1500
DEPT OF HOUSING & COMM DEVELOP			
DEPT OF HOUSING & COMM DEVELOP	AKINS	VANESSA C	2500
DEPT OF HOUSING & COMM DEVELOP	GREENE	JALAL	5000
DEPT OF HOUSING & COMM DEVELOP	TRENT	ROBERT	7250
OFC OF CONTRACTING/PROCUREMENT			
OFC OF CONTRACTING/PROCUREMENT	BEALE	SARINITA	2500
OFC OF CONTRACTING/PROCUREMENT	MELTON	JACQUELINE	5000
OFC OF CONTRACTING/PROCUREMENT	PAXTON	DWAYNE	2500
OFC OF CONTRACTING/PROCUREMENT	ROJAS	ROSALIA V	30000
PURCHASING TECH UNIT	KERN	PETER	2000
PURCHASING TECH UNIT	PASCHALL	DEBRA	2000
DEPT OF MOTOR VEHICLE			
DEPT OF MOTOR VEHICLE	BABERS	LUCINDA M	10000
DC ADVISORY ON SENTENCING			
DC ADVISORY ON SENTENCING	HUNT	KIM S	10000
OFC OF CITIZENS COMPLAINT REVIEW			
OFC OF CITIZENS COMPLAINT REVIEW	BANKS	STEPHANIE	2000
OFC OF CITIZENS COMPLAINT REVIEW	EURE	PHILIP K	22000
OFC OF CITIZENS COMPLAINT REVIEW	SHARP	THOMAS E	3000
OFC OF CITIZENS COMPLAINT REVIEW	WINGFIELD	SONJA A	4000
OFC OF MOTION PICTURES & TV DE			
OFC OF MOTION PICTURES & TV DE	PALMER	CRYSTAL	7500
DEPT OF EMPLOYMENT SERVICES			
DEPT OF EMPLOYMENT SERVICES	ARNETT	SHIRLEY	5000
DEPT OF EMPLOYMENT SERVICES	BANKS	PAMELA	3000
DEPT OF EMPLOYMENT SERVICES	BAUER	ROBERTA	10000
DEPT OF EMPLOYMENT SERVICES	BROWN	LEWIS	7000
DEPT OF EMPLOYMENT SERVICES	BYRON JR	CYRIL	5000
DEPT OF EMPLOYMENT SERVICES	GILBERT	SUSAN	3000

DISTRICT OF COLUMBIA REGISTER

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DEPT OF EMPLOYMENT SERVICES	GREEN	CHARLES	5000
DEPT OF EMPLOYMENT SERVICES	HARDY	DARYL G	10000
DEPT OF EMPLOYMENT SERVICES	IRISH	GREGORY P	5000
DEPT OF EMPLOYMENT SERVICES	JOHNSON	DIANA	5000
DEPT OF EMPLOYMENT SERVICES	JONES	CHARLES	3000
DEPT OF EMPLOYMENT SERVICES	ORLANDO	FRANK	10000
DEPT OF EMPLOYMENT SERVICES	ROESLIN	CHARLES	3000
DEPT OF EMPLOYMENT SERVICES	UNNI	HARIDAS	3000
DEPT OF EMPLOYMENT SERVICES	WASHINGTON	RUBY	3000
DC PUBLIC LIBRARY			
DC PUBLIC LIBRARY	FLAHERTY	ELLEN	2500
DC PUBLIC LIBRARY	HUBBARD	BETTE ANN	5000
DC PUBLIC LIBRARY	JACKSON	RICHARD	5000
OFFICE OF THE CITY ADMINISTRATOR			
OFFICE OF THE CITY ADMIN	DEFAZIO	BLAISE	2500
OFFICE OF THE CITY ADMIN	FITZSIMMONS	TIMOTHY J	10000
OFFICE OF PLANNING			
OFFICE OF PLANNING	MCCARTHY	ELLEN	5000
DPT. MAYOR FOR PLNING AND ECON			
DPT. MAYOR FOR PLNING AND ECON	HODGE	MICHAEL VINCENT	6000
DPT. MAYOR FOR PLNING AND ECON	JACKSON	STANLEY	20000
DPT. MAYOR FOR PLNING AND ECON	LASTER	SHAWN B	25000
DPT. MAYOR FOR PLNING AND ECON	REED	DENA C	25000
DISTRICT DEPT OF TRANSPORTATION			
DISTRICT DEPT OF TRANSPORTATION	COVINGTON	ROSEMARY	5000
DISTRICT DEPT OF TRANSPORTATION	DEATRICK	JOHN	2500
DISTRICT DEPT OF TRANSPORTATION	ETZKORN	LARS	10000
DISTRICT DEPT OF TRANSPORTATION	HICKS	ROBERT	5000
DISTRICT DEPT OF TRANSPORTATION	HOWARD	LAJUAN	25000
DISTRICT DEPT OF TRANSPORTATION	INGE	ROSALIND R	10000
DISTRICT DEPT OF TRANSPORTATION	LADEN	KEN	10000
DISTRICT DEPT OF TRANSPORTATION	POURCIAU	MICHELLE	5000
DISTRICT DEPT OF TRANSPORTATION	SEALES JR	FRANK	5000
CRIMINAL JUSTICE COORD COUNCIL			
CRIMINAL JUSTICE COORD COUNCIL	WARE	NANCY	9000
OFFICE OF INSPECTOR GENERAL			
OFFICE OF INSPECTOR GENERAL	SYMONS	RUSSELL	20000
OFC OF CUST SERV OPERATIONS			
OFC OF CUST SERV OPERATIONS	VALENTINE	KELLY	5000
DC OFFICE OF RISK MANAGEMENT			
DC OFFICE OF RISK MANAGEMENT	VALENTINE	KELLY	30000
OFFICE OF ADMIN HEARINGS			
OFFICE OF ADMIN HEARINGS	BUTLER	TYRONE T	10000
OFFICE OF ADMIN HEARINGS	DEAN	JOHN P	10000
DC NATIONAL GUARD			
DC NATIONAL GUARD	ARCHER	WILLIE	2000
DC NATIONAL GUARD	BEARS	ZONDI	3000
DC NATIONAL GUARD	BOLTON	SHEILA	1500
DC NATIONAL GUARD	CARMON	MARVIN	1500
DC NATIONAL GUARD	CARTER	RICARDO	5000
DC NATIONAL GUARD	CLIPPER	CHARLOTTE B	1500
DC NATIONAL GUARD	DOCKETT	MELVIN	1500
DC NATIONAL GUARD	GREEN	TAKIA	1500
DC NATIONAL GUARD	IRBY	PATRICE	1500
DC NATIONAL GUARD	JOYCE	KENNETH	1500

DC NATIONAL GUARD	MARSHALL	PATRICIA	1500
DC NATIONAL GUARD	MCLUCAS	HENRY	2500
DC NATIONAL GUARD	PRESTON	CSM HERMAN	5000
DC NATIONAL GUARD	RINEHART	SYDNEY	1500
DC NATIONAL GUARD	WASHINGTON	TRINA	2000
DC NATIONAL GUARD	WILLIAMS	EDDIE	1500
DC OFFICE OF HUMAN RIGHTS			
DC OFFICE OF HUMAN RIGHTS	HOSEIN	FAROUK A	10000
CHILD & FAMILY SERVICES AGENCY			
CFSA	AHLUWALIA	UMA	5000
CFSA	BROWN	ANGELIQUE	2500
CFSA	BRYANT	LATONYA	2500
CFSA	CAMPBELL	BRIAN	2500
CFSA	CHARLES	RONNIE	5000
CFSA	COURTS-MARSHALL	CYNTHIA	5000
CFSA	CUNNINGHAM	THERESA	2500
CFSA	FORBES	JILL	5000
CFSA	JACKSON	SANDRA	2500
CFSA	MAHER	JANET	2500
CFSA	MOORE	DELICIA	5000
CFSA	ROBINSON	ANGELA	2500
CFSA	RODRICK	DONALD	2500
CFSA	SMITH BLIGEN	NICHOLETTE	5000
CFSA	WALKER	BRENDA DONALD	2500
CFSA	WINSTON	JESSE	2500
DEPT OF YOUTH REHAB SVCS			
DEPT OF YOUTH REHAB SVCS	BROWN	DAVID	3000
DEPT OF YOUTH REHAB SVCS	HOLMAN	BARRY	25000
DEPT OF YOUTH REHAB SVCS	MCINNIS	JEFFREY	3000
DEPT OF YOUTH REHAB SVCS	MOORE	RANDALL	10000
DEPT OF YOUTH REHAB SVCS	MYERS	GILLIAN	3000
DEPT OF YOUTH REHAB SVCS	SCHIRALDI	VINCENT	3000
DEPT OF YOUTH REHAB SVCS	STENNETT	CAROLYN	3000
DEPT OF YOUTH REHAB SVCS	WATTS	MICHAEL	10000
DC ENERGY OFFICE (pending deployment)			
DC ENERGY OFFICE	BROWN	CHRISTOPHER	10000
DC ENERGY OFFICE	CLARK	MICHAEL	10000
DC ENERGY OFFICE	CLINTON	CHUCK	10000
DC ENERGY OFFICE	COOKE	SHARON Y	10000
DC ENERGY OFFICE	KIRBY	RICHARD	10000
DC ENERGY OFFICE	MCMILLIAN	RALPH	10000
DC ENERGY OFFICE	ROBINSON	BRIAN	10000
DC ENERGY OFFICE	SOLOMON	NEBIAT	10000
DC ENERGY OFFICE	STERLING	TOMAYSA	10000
DC ENERGY OFFICE	TALLEY MELVIN	JANICE	10000
DC ENERGY OFFICE	WILLIAMS	CARL	10000
DC ENERGY OFFICE	BROWN	CHRISTOPHER	10000
DC ENERGY OFFICE	CLARK	MICHAEL	10000
DC ENERGY OFFICE	CLINTON	CHUCK	10000
DC ENERGY OFFICE	COOKE	SHARON Y	10000
DC ENERGY OFFICE	KIRBY	RICHARD	10000
DC ENERGY OFFICE	MCMILLAN	RALPH	10000
DC ENERGY OFFICE	MELVIN	JANICE TALLEY	10000
DC ENERGY OFFICE	ROBINSON	BRIAN	10000
DC ENERGY OFFICE	SMITH	SHELLY ROBINSON	10000

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DC ENERGY OFFICE	SOLOMON	NEBIAT	10000
DC ENERGY OFFICE	STERLING	TOMAYSA	10000
DC ENERGY OFFICE	WILLIAMS	CARL	10000
OFFICE OF UNIFIED COMMUNICATIONS			
OFFICE OF UNIFIED COMMUNICATIONS	LOTT	EVERETT	5000
OFFICE OF UNIFIED COMMUNICATIONS	PERRITT	SHARON	10000
EOM SERVE DC			
EOM SERVE DC	FITZSIMMONS	TIMOTHY	10000

William E. Doar Jr. Public Charter School for the Performing Arts

REQUEST FOR PROPOSALS

The William E. Doar Jr. Public Charter School for the Performing Arts located in the District of Columbia is seeking competitive proposals for General Contracting Services for the tenant fit-out of approximately 15,000 square feet in the pre-existing lower level of the building currently occupied. The RFP can be obtained by contacting Aaron Vigil-Martinez of Sidley Austin LLP at (202) 736-8628 for a copy of the complete RFP.

DISTRICT DEPARTMENT OF THE ENVIRONMENT

NOTICE OF AVAILABILITYDRAFT COMPREHENSIVE WILDLIFE CONSERVATION STRATEGY
("DRAFT WILDLIFE ACTION PLAN")

The District Department of the Environment (DDOE), pursuant to the State Wildlife Grant Program created by the Department of the Interior and Related Appropriations Act of 2002, Title 1, Public Law 107-63, unveils its draft Comprehensive Wildlife Conservation Strategy (hereinafter referred to as the "Draft Wildlife Action Plan" or "Plan") for public review and comments. DDOE's Fisheries and Wildlife Division has prepared the Draft Wildlife Action Plan as part of the nation's core program to conserve wildlife and their natural habitats and prevent them from becoming too rare or costly to restore. The Plan will serve as the blueprint for wildlife conservation in the District of Columbia. The District's development of the Wildlife Action Plan represents a historic effort as the District is the only totally urban jurisdiction in the country required to manage its fisheries and wildlife resources, making this Plan a national model for urban wildlife conservation. While the Plan was conditionally approved on April 11, 2006 by the US Fish and Wildlife Service as submitted by the DC Department of Health (DOH) Fisheries and Wildlife Division, the functions of the DC DOH Fisheries and Wildlife Division are now being conducted by the DDOE Fisheries and Wildlife Division. The Plan will be implemented by the DDOE Fisheries and Wildlife Division.

Interested persons may view the Plan at:

<http://www.dchealth.dc.gov/doh/cwp/view,a,1374,q,601604.asp> or by visiting the District Department of the Environment, Fisheries and Wildlife Division, 51 N Street, NE, 5th Floor, Washington D.C. Comments may be submitted to cwcs@dc.gov, the address above, or by fax to (202) 535-1373, Attention: Mary Pfaffko. Ms. Pfaffko can be reached at (202) 535-1739. The deadline for public comments is September 30, 2006.

EXECUTIVE OFFICE OF THE MAYOR
Serve DC

PUBLIC NOTICE

NOTICE OF FUNDING OPPORTUNITIES

DISTRICT OF COLUMBIA
COMMISSION ON NATIONAL AND COMMUNITY SERVICE

AmeriCorps Grants

NOTICE: ATTENDANCE AT A TECHNICAL ASSISTANCE SESSION IS REQUIRED IN ORDER TO BE ELIGIBLE TO APPLY FOR THIS GRANT. SESSIONS ARE SCHEDULED FOR OCTOBER 25, 2006 FROM 6:00 TO 8:00 P.M.; NOVEMBER 1, 2006 FROM 6:00 TO 8:00 P.M.; NOVEMBER 8, 2006 FROM 6:00 TO 8:00 P.M.; NOVEMBER 16, 2006 FROM 2:00 TO 3:30 P.M. and PLEASE SEE THE REMAINDER OF THIS NOFO FOR ADDITIONAL DETAILS.

Summary: Serve DC announces the availability of AmeriCorps grant funds for fiscal year 2007 - 2008 to eligible organizations. Serve DC anticipates federal funding for new AmeriCorps programs for fiscal year 2007-2008. New applicants with high-quality proposals will compete locally with other new programs. Serve DC has a minimum of \$500,000 available in local formula funds.

Serve DC seeks to fund high-quality AmeriCorps programs that will address citywide goals and the priorities of the District of Columbia's Strategic Plan by mobilizing residents as volunteers and AmeriCorps members to:

- 1.) To become more civically engaged in their communities;
- 2.) Include persons with disabilities; and
- 3.) Be prepared in the event of an emergency or disaster.

AmeriCorps is a national service network that provides full- and less than full-time opportunities for participants, called members, to serve their communities and build the capacity of nonprofit organizations to meet local environmental, educational, public safety, homeland security, or other human needs. Within these five issue areas, programs may submit proposals that address specific problems of local communities.

Criteria for eligible applicants: Eligible applicants are local nonprofit organizations and state and local units of government (other than state education agencies). Programs applying to Serve DC for funding must operate the program only within the District of Columbia.

An organization described in Section 501 (c) (4) of the Internal Revenue Code, 26 U.S.C. 501 (c) (4), that engages in lobbying activities is not eligible to apply, serve as a host site for members, or act in any type of supervisory role in the program. **Individuals are not eligible to apply.**

All eligible applicants must meet all of the applicable requirements contained in the application guidelines and instructions. The application guidelines and instructions (RFA) will be released on October 16, 2006, at 9:00 a.m. **The deadline for submission is November 30, 2006, by 5:00 pm.** Applications must be entered in to CNCS eGrants system. Late applications will not be accepted. An application is considered late at 5:01 p.m.

The technical assistance sessions schedule is as follows: October 25, 2006 from 6 p.m. to 8 p.m.; November 1, 2006; November 8, 2006 from 6 p.m. to 8 p.m.; and November 16, 2006 from 2 p.m. to 3:30 p.m. at locations TBA. Please call Lawanda Pelzer at 202-727-7925 to RSVP for a training session and for exact training locations.

Applications guidelines and instructions can be obtained from 441 4th Street NW, Suite 1140 North, Washington, DC 20001 or by visiting www.serve.dc.gov. For additional information please call John Savage, AmeriCorps Program Officer, at 202-727-7925 or emailing servedc1@dc.gov.

James Cooper, MPA

James Cooper, Executive Director
Serve DC

EXECUTIVE OFFICE OF THE MAYOR
Serve DC

PUBLIC NOTICE

NOTICE OF FUNDING AVAILABILITY

DISTRICT OF COLUMBIA
COMMISSION ON NATIONAL AND COMMUNITY SERVICE

K-12 Learn and Serve America School-Based Grants

Notice: ATTENDANCE AT A TECHNICAL ASSISTANCE SESSION IS REQUIRED IN ORDER TO BE ELIGIBLE TO APPLY FOR THIS GRANT. SESSIONS ARE SCHEDULED FOR OCTOBER 24, 2006 FROM 5:00PM TO 7:00PM AND NOVEMBER 8, 2006 FROM 5:00PM TO 7:00PM AT ONE JUDICIARY SQUARE, 441 4TH STREET NW, WASHINGTON, DC, CONFERENCE ROOM NUMBER 1114.

Summary: Serve DC, the DC Commission on National and Community Service, announces the availability of K-12 Learn and Serve America School-Based funds for **grants up to \$16,000**. Learn and Serve America is a program of the Corporation for National and Community Service that creates opportunities for youth to participate in service-learning initiatives. Service-learning activities engage young people in their communities through volunteerism while increasing their academic achievement in one or more academic subjects.

Awards will be made to K-12 public schools in the District of Columbia to incorporate service-learning as an educational strategy in the classroom. This initiative will support a wide range of program activities that emphasize authentic youth engagement in their communities. These activities will enable youth to meet local environmental, educational, public safety, homeland security, or other community needs. Additionally, applicants must propose to implement service-learning projects that connect to one or more core curriculum standards.

Criteria for eligible applicants: Eligible applicants are K-12 public schools including public charter schools in partnership with at least one additional organization. Public school partners may include private/independent schools, for-profit businesses, institutions of higher education and other non-profits including faith-based organizations. Schools and partnership organizations are responsible for implementation, replication, and/or expansion of service-learning activities in the school and local community. All projects must operate a service-learning program within the District of Columbia. Projects that operate in "Hot Spots" designated by the DC Metropolitan Police Department will receive extra points. For Hot Spot locations, please visit the Serve DC website at www.serve.dc.gov.

An organization described in Section 501 (c) (4) of the Internal Revenue Code, 26 U.S.C. 501 (c) (4), that engages in lobbying activities is not eligible to apply, serve as a host site

for members, or act in any type of supervisory role in the program. **Individuals are not eligible to apply.**

All eligible applicants must meet all of the applicable requirements contained in the application guidelines and instructions. The Request for Application (RFA) will be released on October 13, 2006 at 9:00 a.m. **The deadline for submission to Serve DC is November 17, 2006 at 12:00 p.m.**

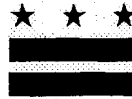
The schedule for technical assistance sessions is as follows: One Judiciary Square, 441 4th Street NW, Room 1114, October 24, 2006 from 5:00pm-7:00pm and November 8, 2006 from 5:00pm-7:00pm. **All interested applicants must register and attend one technical assistance session in order to apply for funds.** Please prepare by reading the RFA carefully. To RSVP for a training session, contact Kristen Henry, Serve DC Learn and Serve Coordinator, at (202)-727-8003 or kristen.henry@dc.gov.

Serve DC anticipates awarding grants of up to \$16,000 for Learn and Serve School-Based grants. Applicants must provide a total of 30% match in cash or in-kind Federal or non-Federal sources. The actual number and dollar amount of the awards will depend upon the number of approved applications received.

Applications can be obtained starting at 9:00 AM on October 13, 2006 from the Serve DC office at 441 4th Street NW, Suite 1140N, Washington, DC 20001 or downloaded and printed from the Serve DC website at www.serve.dc.gov. For additional information please call Kristen Henry, Learn and Serve Coordinator at (202) 727-8003.

James E. Cooper, Jr., MPA

James E. Cooper, Jr., MPA
Executive Director
Serve DC

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE**PUBLIC NOTICE
FY 2007 GRANT-IN-AID ANNOUNCEMENT
HISTORIC PRESERVATION FUND
SUBGRANTING ASSISTANCE PROGRAM****ROUND I REQUEST FOR APPLICATIONS
GENERAL SOLICITATION NOTIFICATION**

The District of Columbia's Historic Preservation Office (HPO) announces the availability of matching grant funds from the Federal Historic Preservation Fund (HPF) for activities consistent with priorities established under the DC Historic Preservation Plan. The DC HPF subgranting program is made possible through an annual appropriation awarded by the National Park Service.

The DC State Historic Preservation Office is currently soliciting applications for the Open-Project Community competitive selection process. In most cases, subgrant funding applied for must be matched by the applicant at 40% of the total cost of the project. In FY2007, total grant funds available for subgrants and contracts is approximately \$70,000. The deadline for receipt of any and all sealed applications is **4:00 p.m., Friday, November 17, 2006**. All applications should be mailed to the District of Columbia Historic Preservation Office, 801 North Capitol Street, NE, Suite 3000, Washington, DC 20002, and must fully comply with submission guidelines specified in the DC Historic Preservation Fund Grants Manual (available from the DC Historic Preservation Office.)

Eligible applicants for HPF subgrant awards include nonprofit organizations, private individuals (as contractors to the HPO) or groups working in partnership with nonprofits, institutions of higher learning, and other agencies of the Government of the District of Columbia.

Historic preservation survey and planning related program activities outlined under Section 101 (a) of the National Historic Preservation Act of 1966 (as amended) are eligible: survey/inventory, preservation planning, historic resource registration/nomination, public education/outreach, and resource development/restoration. State funding priorities are related to the program goals and objectives states in the *District of Columbia Historic Preservation Plan 2000* (available from the DC Historic Preservation Office).

All grants will be reviewed using a standardized rating system based on the merits of the project, the ability of the applicant to complete the project, availability of funding, and distribution of project type and location. ANC's and community groups will be given the opportunity to comment on application submittals. Final grant award decisions will be made by the DC State Historic Preservation Officer and approved by the National Park Service. Letters of support from ANC's and neighborhood organizations will be factors considered during the review process.

An original and four (4) copies of the application and proposal must be submitted for each project proposed. Additional information on the grant application procedures and submission requirements can be obtained from the DC Historic Preservation Office at 801 North Capitol Street, NE, Suite 3000, Washington, DC 2002, or at 202-442-8800 (phone) or 202-741-5246 (fax).

The U.S. Department of the Interior and the District of Columbia operate an equal opportunity program, which prohibits discrimination on the basis of race, national origin, color, handicap, or age. If you feel you have been discriminated against in any activity funded in whole or in part by this program, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

**DC DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
NOTICE FOR THE HOUSING PRODUCTION TRUST FUND BOARD MEETING**

The DC Department of Housing and Community Development, in accordance with §42-2802.01 of the DC Official Code, the Housing Production Trust Fund Act of 1988, DC Law 7-202 announces that the Housing Production Trust Fund Board will be meeting on September 21, 2006 at 801 North Capitol Street, NE Washington, DC 20002, in Suite 8000, at 9:30 am.

For additional information please contact Oke Anyaegbunam at 442-7200.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application No. 17508 of Barbara Allan, pursuant to 11 DCMR § 3104.1, for a special exception for a child development center (formerly authorized by BZA Order Nos. 15713 & 16915) having 25 children (ages 2 to 4 years) and 4 staff under section 205, in the R-1-B District at premises 2828 Hurst Terrace, N.W. (Square 1420, Lot 12).

HEARING DATE: September 5, 2006
DECISION DATE: September 5, 2006 (Bench Decision)

SUMMARY ORDER

REVIEW BY THE ZONING ADMINISTRATOR

The application was accompanied by a memorandum from the Zoning Administrator certifying the required relief.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3D and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 3D, which is automatically a party to this application. ANC 3D submitted a report in support of the application. The Office of Planning (OP) also submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 205. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 205, that the requested relief can be granted being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED**, **SUBJECT TO THE FOLLOWING CONDITIONS:**

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1. Approval shall be for a period of **TEN (10) YEARS**.
2. Enrollment shall be limited to a maximum of 25 children, between the ages of two and five years, on site at any one time.
3. The maximum number of employees shall be four.
4. The hours of operation shall be from 9:00 a.m. until 12:00 p.m., Monday through Friday, September through May.
5. The maximum number of special events per year shall be three, including any open-house(s).
6. Prior to the occurrence of each special event, the Applicant shall provide 30 days' written notice of such event to her adjacent neighbors and to ANC 3D. Such notice shall be calculated to reach the ANC prior to a regularly-scheduled ANC meeting.
7. The timing of special events shall coincide with the hours of operation of the center.
8. The center shall, at all times of operation, have a traffic plan in place, including, at a minimum, the following provisions:

For Arrival and Dismissal:

- a. Parents or other authorized persons (hereinafter referred to as "parent(s)") dropping-off or picking-up children attending the center may only queue up their vehicles directly in front of the subject property.
- b. At no time can there be more than three vehicles in front of the subject property. If there are three vehicles already in line, the next parent's vehicle must continue down Hurst Terrace and drive around the block.
- c. At no time, should a vehicle block a driveway.
- d. There shall be no parent socializing which might impede the traffic flow during child drop-off and pick-up.
- e. Parents must not park their vehicles on the opposite (east) side of Hurst Terrace and walk the child(ren) accompanying them across the street to or from the center.
- f. At no time shall a child or children be let out of a vehicle on the driver's side.

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For Arrival:

- g. Drop-off shall be between 8:55 a.m. and 9:15 a.m. If a parent is late, he/she should park legally and walk the child(ren) accompanying him/her to the center.
- h. Parents are to remain in their vehicles. The Applicant or one of her staff will open the vehicle door and assist the child(ren) out.
- i. Parents are not to let children out of their vehicles until they are next in line and the Applicant or a staff member is available to assist the child(ren).
- j. After dropping off a child, the parent is not to make a U-turn, but to continue straight down Hurst Terrace.

For Dismissal:

- k. Children will be brought out to the parents' vehicles starting at 12:00 noon. Parents should line up no earlier than 11:50 a.m.
- l. Parents are to remain in their vehicles. The Applicant or one of her staff will open the vehicle door and assist the child(ren) in.
- m. After picking up a child, the parent is not to make a U-turn, but to continue straight down Hurst Terrace.
- n. If a parent needs to pick up a child or children early, he/she must park legally on the opposite (east) side of Hurst Terrace (so as not to interfere with vehicles queuing up in front of the subject property to pick up children) prior to 11:50 a.m., and then walk to the center.

Generally:

- o. All caregivers shall be made familiar with, and told to abide by, the provisions of this traffic plan.
 - p. Failure to abide by the provisions of this traffic plan more than twice will cause the child(ren) of the non-compliant parent to be expelled from the center.
9. During drop-off and pick-up times, there shall be a staff member stationed outside the center monitoring the center traffic, assisting in the drop-off and pick-up of children and escorting the children to and from vehicles and the child development center.
10. Parents shall be notified at least once each year, and more often as necessary, of the provisions of the traffic plan, of proper and safe drop-off and pick-up procedures, and of the consequences of non-compliance with the traffic plan.

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VOTE: 5-0-0 (Geoffrey H. Griffis, Ruthanne G. Miller, Curtis L. Etherly, Jr.,
Gregory N. Jeffries and John A. Mann II to approve).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member approved the issuance of this order.

FINAL DATE OF ORDER: SEP 08 2006

UNDER 11 DCMR 3125.9, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN SIX MONTHS AFTER IT BECOMES EFFECTIVE UNLESS THE USE APPROVED IN THIS ORDER IS ESTABLISHED WITHIN SUCH SIX-MONTH PERIOD.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY

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**BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT
TO THIS ORDER.**

TWR

SEP 15 2006

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application No. 17514 of Douglas and R.J. Mason, pursuant to 11 DCMR § 3104.1, for a special exception to allow an accessory apartment in an existing single-family dwelling under subsection 202.10, in the R-1-B District at premises 2826 Arizona Avenue, N.W. (Square 1439, Lot 39).

HEARING DATE: September 5, 2006
DECISION DATE: September 5, 2006 (Bench Decision)

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 3D and to owners of property within 200 feet of the site. The site of this application is located within the jurisdiction of ANC 3D, which is automatically a party to this application. ANC 3D submitted a report in support of the application. The Office of Planning (OP) also submitted a report in support of the application.

As directed by 11 DCMR § 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case pursuant to § 3104.1, for special exception under section 202.10. No parties appeared at the public hearing in opposition to this application. Accordingly a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the OP and ANC reports the Board concludes that the Applicant has met the burden of proof, pursuant to 11 DCMR §§ 3104.1 and 202.10, that the requested relief can be granted being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

SEP 15 2006

Pursuant to 11 DCMR § 3101.6, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law. It is therefore **ORDERED** that this application be **GRANTED**.

VOTE: **5-0-0** (Curtis L. Etherly, Jr. Ruthanne G. Miller, Geoffrey H. Griffis,
John A. Mann II and Gregory N. Jeffries to approve)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member approved the issuance of this order.

FINAL DATE OF ORDER: **SEP 07 2006**

UNDER 11 DCMR 3125.9, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE, UNLESS THE BOARD ORDERS OTHERWISE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD.

D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ., (ACT) THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS.

SEP 15 2006

SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS ALSO PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS ALSO PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION. THE FAILURE OR REFUSAL OF THE APPLICANT TO COMPLY SHALL FURNISH GROUNDS FOR THE DENIAL OR, IF ISSUED, REVOCATION OF ANY BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

TWR

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 03-12A/03-13A**

Z.C. Case No. 03-12A/03-13A

**Second Stage PUD for the Capper/Carrollsbury HOPE VI Planned Unit Development
and Modifications to the Approved Consolidated and Preliminary Capper/Carrollsbury
HOPE VI Planned Unit Development
February 13, 2006**

Pursuant to notice, the Zoning Commission for the District of Columbia (the "Commission") held a public hearing on December 19, 2005, to consider an application from Capper Carrollsbury Venture, LLC and the District of Columbia Housing Authority ("DCHA") (collectively the "Applicants"), for Phase I final approval of a planned unit development ("PUD") under the existing R-5-B District and modifications to the preliminary and consolidated Capper/Carrollsbury PUD approved by Zoning Commission Order No. 03-12/03-13. The Commission considered the application pursuant to Chapters 24 and 30 of the D.C. Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"). The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Zoning Commission hereby approves the application.

FINDINGS OF FACT

The Applications, Parties, and Hearing

1. On March 21, 2003, the Applicants, in conjunction with the District of Columbia and Square 769, LLC, filed an application seeking approval of a PUD and a related zoning map amendment for property located in the Southeast quadrant of Washington, D.C. generally bounded by 2nd Street on the west, 7th Street on the east, Virginia Avenue on the north, and M Street on the south. The overall PUD site consists of 33 acres of land area.
2. Pursuant to Order No. 03-12/03-13, dated October 8, 2004, the Commission granted preliminary approval of the PUD for the following properties: Square 737, those portions of Lot 814 and Reservation 17A that lie south of the southern right-of-way line of I Street extended; Square 799, Lots 20, 27, 28, 29, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 803, 805, 807, 808, 809, 816, 818, 819, 825, 826, and 827; Square 800, Lots 25, 26, 27, and 28; Square 824, Lots 37, 38, and 39; Square N853, Lot 809; Square 880, Lot 24; Square W881, that part of Lot 800 within 132 feet of 5th Street; Square 882, Lot 76; and all of Squares 739, 767, 768, 769, 797, 798, 825, and S825.

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3. The Commission granted consolidated approval of the PUD for the following properties: Square 824, Lots 37, 38, and 39; Square S825, Lots 31, 32, and 33; Square 880, Lot 24; and all of Squares 797, 798, and 825. The Commission also granted a PUD-related map amendment to rezone the following properties from R-5-B to CR upon completion of the second-stage approval of the PUD: Square 769, that portion lying more than 145 feet from the northern right-of-way line of M Street (including a portion of Reservation 17D); Square 882, that portion lying south of the midpoint of the Square; and all of Squares 767 and 768 (including Reservations 17B and C).
4. On October 3, 2005, the Commission issued Order No. 03-12C/03-13C to correct Condition No. 2 of Order No. 03-12/03-13 to add Lot 30 to Square S825 as property included in the consolidated approval.
5. On April 29, 2005, the Applicants filed an application seeking final approval of the first phase ("Phase I") of the PUD and modifications to the preliminary and consolidated approval issued pursuant to Order No. 03-12/03-13.
6. The property that is the subject of this application consists of Lots 44, 45, 46, 47, 48, 49, 50 in Square 799; Lots 20, 25, 26, 27, 28, 816, 818, 819, 820 in Square 800; and Square W881.
7. Squares 799 and 800 are bounded by K Street, S.E. on the north, 4th Street, S.E. on the east, M Street, S.E. on the south, and 3rd Street, S.E. on the west. The boundaries of Square 881W are K Street, S.E. on the north, Square 881 on the east, L Street, S.E. on the south, and 5th Street, S.E. on the west. The property included in this application consists of approximately 134,410 square feet of land area and is zoned R-5-B. The Applicants are not seeking an amendment to the Zoning Map in connection with this application. The Applicant intends to construct low-rise residential buildings in Squares 799 and 800 and a community center on Square W881.
8. The low-rise residential buildings included in the Zoning Commission's consolidated approval of the project that are included in the requested parking reduction are located in Squares 797, 798, 799, 800, 824, 825, S825, and the northern portion of Square 882.
9. The Applicants are Capper Carrollsburg Venture, LLC and the District of Columbia Housing Authority ("DCHA"). Capper Carrollsburg Venture, LLC is a joint venture of Mid-City Urban, LLC and Forest City Enterprises.
10. The purpose of the PUD is to implement a portion of the revitalization plan at the site of the Arthur Capper/Carrollsburg Dwellings, a public housing community owned by DCHA. The overall project is funded in part by the HOPE VI Program of the U.S. Department of Housing and Urban Development, which targets the replacement and

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revitalization of severely distressed public housing and includes supportive services for residents to help them achieve self-sufficiency.

11. After proper notice, the Commission held a hearing on the application on December 19, 2005. The parties to the case were the Applicants and Advisory Neighborhood Commission ("ANC") 6D, the ANC within which the property is located.
12. At its duly noticed meeting held December 12, 2005, ANC 6D voted 6-1-0 to support the application for approval and modifications to the consolidated and preliminary PUDs.
13. Seven individuals testified at the Commission's public hearing as persons in support of the application.
14. At its public meeting on January 9, 2006, the Zoning Commission took proposed action by a vote of 4-0-1 to approve the application and plans that were submitted to the record.
15. The proposed action of the Commission was referred to the National Capital Planning Commission ("NCPC") pursuant to § 492 of the District Charter. NCPC, by report dated January 26, 2006, found that the proposed PUD would not affect the federal establishment or other federal interests in the National Capital or be inconsistent with the Comprehensive Plan for the National Capital.
16. The Commission took final action to approve the application on February 13, 2006. by a vote of 4-0-1.

The PUD Project

Overview

17. In fulfillment of housing, economic, and social goals on both the local and national level, the proposed project will replace and redevelop one of the most severely deteriorated public housing projects in the city. The project is made possible, in part, by a HOPE VI grant from the U.S. Department of Housing and Urban Development.
18. The portion of the project included in this application includes a total of ninety-one (91) residential units, including fifty-one (51) market-rate and affordable for-sale units, twenty-nine (29) public housing units, and eleven (11) Section 8 homeownership units. In addition to the provision of housing, the project will include a community center that will include a child development center and recreation center.
19. The original PUD development plans approved pursuant to Order No. 03-12/03-13 required that twenty (20) privately-owned properties in Square 799 and 800 be acquired

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either through a negotiated purchase or eminent domain. The twenty (20) properties initially planned to be acquired or taken by eminent domain were Lots 27, 28, 29, 39, 40, 41, 42, 43, 803, 805, 808, 809, 825, 826, and 827 in Square 799 and Lots 20, 816, 818, 819 and 820 in Square 800.

20. The Applicants have redesigned the layout of Square 799 such that Lots 27, 28, 29, 39, 40, 41, 42, 43, 803, 805, 808, 809, 825, 826, and 827 are no longer included in the development plan. The materials filed by the Applicants on April 29, 2005 and October 7, 2005 clearly demonstrate that these properties are not included in the project design and are not included in any of the development data computations. Therefore, the Commission finds that Lots 27, 28, 29, 39, 40, 41, 42, 43, 803, 805, 808, 809, 825, 826, and 827 in Square 799 are no longer part of the PUD applications and that the preliminary approval granted pursuant to Order No. 03-12/03-13 is no longer applicable to Lots 27, 28, 29, 39, 40, 41, 42, 43, 803, 805, 808, 809, 825, 826, and 827 in Square 799.
21. Lots 20, 816, 818, 819, and 820 in Square 800 are included in this application. DCHA acquired Lots 20 and 816 in Square 800 through negotiated purchase and is the current owner of Lots 20 and 816 in Square 800. Moreover, at the request of DCHA, the Office of the Attorney General for the District of Columbia filed a *Notice of Condemnation*, *Declaration of Taking*, and *Complaint in Condemnation Pursuant To Declaration of Taking Action Involving Real Property* to take by eminent domain Lots 818, 819, and 820 in Square 800. The filing of these documents terminated all outstanding private interests in the property and transferred ownership of the property to the District of Columbia. Therefore, DCHA is proceeding with this application as the owner of Lots 818, 819, and 820 in Square 800.

Site Location and Description of Surrounding Area

22. The PUD Site is located north of the Washington Navy Yard on the Anacostia Waterfront area in the Southeast quadrant of the District. The Generalized Land Use Policies Map of the Comprehensive Plan designates the area as a Housing Opportunity Area to encourage residential development.
23. Squares 799 and 800 are currently improved with housing in private ownership and vacant public housing units. Square W881 is currently improved with a community center.
24. The area surrounding the PUD Site is characterized by a mixture of uses. To the south and east are new commercial office buildings, the site of the Southeast Federal Center, and the new headquarters of the U.S. Department of Transportation. Portions of the area, however, particularly to the west, are still underutilized and consist of vacant land or abandoned industrial or manufacturing structures. To the east is the 8th Street S.E.

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corridor, a north-south axis that terminates at the Navy Yard entrance. Several medium-density commercial and industrial buildings line 8th Street, S.E. including entertainment and auto-related uses, many of which are in disrepair. The Southeast-Southwest Freeway and Virginia Avenue act as the northern boundary of the site, with the Capitol Hill neighborhood lying to the north of these roads.

Project Design and Components

Low-Rise Residential

25. The Applicants propose to construct three- and four-story low-rise residential buildings in Squares 799 and 800, including townhomes and apartment units. Fifty-one (51) units will be market-rate or affordable for-sale units. Eleven (11) units will be Section 8 homeownership units. Twenty-nine (29) units will be public housing. Square 799 will include a total of forty-five (45) units. Square 800 will include forty-six (46) units. There will be no distinction in external design character between the affordable and market-rate units.
26. A major design objective for the low-rise residential buildings is to create a cohesive urban community that reflects the diversity of architectural styles and forms found in the adjacent Capitol Hill Historic District. The Applicants' architectural plans and elevations indicate that six basic styles will be introduced throughout the development, and that a number of the townhouses will feature rear-loaded, integral garages. In some cases, the homes will be built up to the right-of-way line and, in some cases, will have bays that will project into public space. Private outdoor space will be provided with optional rear decks and, in some cases, optional rooftop terraces. Some homes will face onto landscaped courtyards that will provide publicly visible and accessible green space.

Community Center

27. The Applicants propose to construct a community center in Square W881. Located on the site of an existing community center, the proposed community center will include a child development center and a recreation center.
28. The child development center will be available to members of the community, with public housing residents given first preference. The recreation center will include a large gymnasium, multipurpose and exercise rooms, computer labs, and offices, and its services will likewise be open to the community. DCHA is in negotiations with the District of Columbia Department of Parks and Recreation to operate the recreation center; a private provider will operate the child development center.
29. A major design objective of the community center is to give the center a civic identity. The massing of the building, with its tower and differentiated roof profiles, will endow

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the building with a more unique character and symbolize its important neighborhood function. Extensive use of glass at the entry and the significant corner of 5th and L Streets will allow internal activity to be visible from the street, creating an inviting appearance and animating the street. Moreover, the L-shaped configuration of the building is intended to carve out an important public open space at the corner of K and 5th Streets and will create separate entries for the child development center and recreation center along 5th Street. The open space on the corner will allow a more immediate view of the Marine Barracks playfields, which will be utilized by the community center. The configuration also places the child development center's play area, which will be utilized after-hours, at the end of K Street.

30. The Applicants propose that the roof of the child development center will be available for the potential future expansion of the community center for additional community space or offices.
31. The community center will be a LEED-certified building.

Matter of Right Development Under Current Zoning

32. The PUD Site is zoned R-5-B. The R-5 Districts are general residence districts designed to permit flexibility of design by permitting, in a single district, all types of urban residential development if they conform to the height, density, and area requirements established for these districts. 11 DCMR § 350.1. The R-5 Districts also permit the construction of institutional and semi-public buildings that would be compatible with adjoining residential uses and that are excluded from the more restrictive residence districts. 11 DCMR § 350.1. In R-5-B Districts, moderate height and density developments are permitted. 11 DCMR § 350.2. The R-5-B District permits a maximum height of 50 feet with no limitation on the number of stories, and a maximum floor area ratio ("FAR") of 1.8 for all structures. 11 DCMR §§ 400.1, 402.4.

Flexibility From Zoning Regulations

33. The Applicants request flexibility from the roof structure and court width requirements of the R-5-B District.

Roof Structure

34. Pursuant to § 400.7(b), a roof structure must be set back from all exterior building walls a distance at least equal to its height above the roof upon which the roof structure is located. As proposed, the northern wall of the community center will have a stair tower with no setback from the exterior wall of the building.

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35. The location of this stair tower is necessary to provide potential future space on the second floor of the community center for the location of community office space. The desire for this potential future community office space results from meetings between the Applicants and neighborhood community groups regarding programming of the community center. The location of the stair tower will create a significant massing feature at the entrance of the child development center.
36. The Commission finds that the Applicants' request for additional floor area to potentially add community office space will extend the benefits provided by the community center.

Court Width Requirements

37. Pursuant to § 406.1 of the Zoning Regulations, where an open court is provided in the R-5-B District, the court width must measure four (4) inches per foot of height of the court, but not less than six feet. However, the Applicants' proposal for Square 799 includes an open court that measures five (5) feet in width, which is less than the required court width of thirteen (13) feet, four (4) inches.
38. The non-complying court would result from the Applicants' reconfiguration of the unit layouts in Squares 798 and 799 to avoid the need to acquire and replace the existing housing in Square 799, as requested by the Commission. In so doing, the Applicants shifted the location of 3rd Place approximately fourteen (14) feet to the east, which resulted in the loss of fifteen (15) units in Square 799. To meet the court requirement, the Applicants would have to set back a number of units in Square 799 by an additional eight (8) feet, four (4) inches, which would result in very narrow buildings.
39. The Commission finds that the Applicants' request for a reduction in the required court widths from thirteen (13) feet, four (4) inches to five (5) feet is appropriate in light of the Applicants' redesign of Squares 798 and 799 to avoid the need to acquire and replace the existing housing in Square 799. Moreover, as discussed more fully in Findings of Fact 64-67, the Commission also finds that the provision of a roof deck on the northernmost structure and the provision of one deck measuring four (4) feet deep and twenty (20) feet wide for the three remaining southern-most affected townhomes, will further eliminate any adverse impact of the court width reduction.

Flexibility From Conditions of Commission Order No. 03-12/03-13

Design of Community Center

40. Condition No. 5 of Order No. 03-12/03-13 provides that the community center shall include approximately 18,000 square feet of gross floor area. Condition No. 8(h) of Order No. 03-12/03-13 provides that the maximum permitted height for the community center building is twenty-five (25) feet.

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41. The Applicants are requesting the flexibility to add a future second-story addition of approximately 6,000 square feet to the community center for community office space. The potential addition would increase the community center's gross floor area to approximately 28,500 square feet. The desire for this potential future community office space resulted from meetings between the Applicants and neighborhood community groups regarding programming of the community center.
42. The Applicants also seek the flexibility to construct the community center to a maximum height of thirty-five (35) feet. The Applicants are seeking to increase the building's height because of the significant height of the buildings surrounding Square W881, including: (i) the adjacent Marine Barracks parking garage, which is immediately east of the square and has a highest point of approximately fifty-six (56) feet; (ii) a new senior citizen housing building to the north which will have a height of fifty (50) feet; and (iii) new row dwellings on the east side of 5th Street that will have heights ranging from thirty-three (33) to forty-one (41) feet.
43. The Commission finds that a major design objective of the community center is to screen the Marine Barracks parking garage from view, and the proposed increased height of the building provides the most effective screening of this structure. Moreover, the Commission also finds that the proposed request for additional floor area to potentially add community office space will extend the benefits provided by the community center.

Community Center Building Permit

44. Condition No. 20 of Order No. 03-12/03-13 provides that the Applicants must file an application for a building permit for the community center by July 1, 2005, subject to review by the National Park Service of the proposed uses, and that plans must be submitted to the Commission as part of a second-stage application with sufficient time to allow this deadline to be met. Commission Order No. 03-12/03-13 was dated February 6, 2004; however, it was not issued until eight months later, on October 8, 2004.
45. The Applicants submitted a letter from the National Park Service, dated March 24, 2005, indicating that the National Park Service reviewed the community center's concept plans as well as the proposed building and outdoor plans and that, in the National Park Service's view, the proposed uses of the community center would comport with the definition of recreation-related activities, as adopted by the District of Columbia and the National Park Service.
46. In their April 29, 2005 application submission, the Applicants initially requested approval to file for a building permit for the community center within eight months after issuance of the Commission's order approving the community center. At the public hearing, the Applicants requested approval to file the building permit application for the community center within two (2) years from the issuance of the order in this case and to start

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construction of the community center within three (3) years of the date of final approval of this application. The Applicants anticipate that approximately 100 units will be built by the summer of 2008, and that the remaining 219 units will be built by the end of 2010, based upon market demand. The community center's architect has designed the community center and has building plans prepared to submit to DCRA in connection with a building permit application. However, due to funding restraints and the anticipated date that the development will have a sufficient population to utilize the community center adequately, the Applicants are seeking additional time to file the building permit application and to start construction of the community center.

47. The Commission finds that the Applicants' request to file the application for a building permit for the community center within two (2) years from the issuance of the order in this case and to start construction of the community center within three (3) years of the date of final approval of the application, is consistent with the requirements of §§ 2408.8 and 2408.9 of the Zoning Regulations and is reasonable for the reasons stated by the Applicants.

Number of Required Parking Spaces

48. Condition No. 11 of Order No. 03-12/03-13 provides that the overall project must include a minimum of 1,980 off-street parking spaces distributed as shown on the parking plan, Sheet T-3.0 of the Preliminary Plans. The preliminary parking plan shows a total unit count of 1,645 units and a total of 1,396 parking spaces for the residential portion of the project.
49. The Applicants' current plan includes a reduction in the number of parking spaces for the residential portion of the project from 1,396 parking spaces to 1,241 spaces. This represents a reduction of twenty-five (25) spaces due to the loss of units in Squares 798 and 799; design changes in other portions of the project initiated by the loss of units in Squares 798 and 799; and the Applicants' request for a reduction of up to 130 spaces in order to provide purchasers of the "Type A," "Type D," and "Type E" units the option of selecting either a one-car garage and additional living space or the standard two-car, tandem garage.
50. The number of parking spaces shown on the preliminary parking plan is based upon a total of seventy-five (75) units in Square 798 and sixty (60) units in Square 799. However, the number of units in Square 798 has been reduced to sixty-nine (69) units and the number of units in Square 799 has been reduced to forty-five (45) in order to comply with the Commission's instruction to retain as much of the existing private housing as possible. Thus, the number of residential parking spaces has been reduced because of the reduction in the number of units and because of design changes resulting from the reduction.

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51. The preliminary parking plan approved by the Commission shows two garage parking spaces for the low-rise residential units, which amounts to a total of 416 parking spaces, or a ratio of two (2) cars per unit. The Applicants are seeking relief to provide purchasers of the 39 Type D units and the 91 Type A and Type E units, which are designed with two parking spaces in the garage in a tandem configuration, with the option to select either 1) a one-car garage and a first-floor recreation room or 2) the standard two-car garage as shown on the preliminary parking plan. This request applies to all the low-rise residential squares – 797, 798, 799, 800, 824, 825, S825, and the northern portion of 882.
52. The Applicants testified that, if all the purchasers elected to have the one-car garage and a first-floor recreation room, 286 parking spaces, or 1.38 spaces per unit, would be provided for the Type A, Type B, Type C, Type D, and Type E townhome units. This 1.38 parking ratio exceeds the zoning requirement of one parking space for each of the market rate dwelling units in the R-5-B zone district.
53. Eakin/Youngentob Associates, the builder of the low-rise residential units, has offered this option in other urban communities in the Washington metropolitan area and based upon its experience, the most-likely scenario is that approximately fifty percent (50%) of the purchasers will select the one-car garage option, which would thus result in the provision of 351 parking spaces, or 1.69 spaces per unit, for the Type A, Type B, Type C, Type D, and Type E townhome units. Many urban purchasers, particularly purchasers of the 14-foot and 16-foot townhomes, have either no car or one car and therefore will not need the additional space or utilize the on-street parking. In addition, the “workforce housing” purchasers will likely have fewer cars per household than the market-rate buyers and potentially ‘more demand for livable space. Moreover, the overall development is served by the Navy Yard Metrorail Station, which is less than two blocks from the western boundary of the low-rise residential development, and the development is also proximate to both the Capitol South and Eastern Market Metrorail Stations, which is expected to further reduce the demand for the parking spaces provided by the two-car garage option. Because of these reasons, the Commission finds that the Applicants’ request for a reduction in the number of parking spaces is reasonable in exchange for increased living space.
54. The Applicants submitted a technical memorandum prepared by their traffic consultant indicating that reducing the number of parking spaces would not have an adverse impact on the project or the area.

Change to Location of Proposed “3rd Place” in Squares 798 and 799

55. Condition No. 4 of Order No. 03-12/03-13 provides that the second-stage applications for approval of the PUD shall be based on the plans prepared by Torti Gallas and Partners, dated May 27, 2003, marked as Exhibit No. 19 in the record of Case No. 03-12, including the revisions from the Supplemental Post-Hearing Submission dated November 12, 2003

to include the property of the Van Ness Elementary School (the "Preliminary Plans"), as modified by specified guidelines, conditions, and standards.

56. As shown on the Preliminary Plans approved by the Commission, the Applicants propose to construct a new street, to be known as 3rd Place, in Square 798. As approved, 3rd Place would run north/south between Squares 798 and 799 and would be located at the approximate midpoint of the squares.
57. In order to eliminate the need for the Applicants to acquire private properties in Squares 798, the Applicants shifted the proposed location of 3rd Place approximately 14 feet to the east. Moreover, 3rd Place is currently proposed to be developed as a public street.
58. The Commission finds that shifting the location of 3rd Place is consistent with the Commission's instruction to work on the designs of Squares 799 and 800 with the goal of saving as much of the existing private housing as possible.

Density

59. Condition No. 7 of Order No. 03-12/03-13 provides that the overall maximum permitted residential density shall be 2.21 FAR across the project as a whole, for a maximum permitted gross floor area of 2,092,081 square feet, including the community center.
60. The Applicants' current proposal provides an overall residential density of 2.34 FAR, with a gross floor area of 2,138,431, including the community center.
61. The change in density is based upon a number of factors, including a decrease in the project's land area, inclusion of the Van Ness Elementary School, refinement of unit designs and adjustments to unit types, making 3rd Place a public street, leaving homes in private ownership, and enlargement of the community center.
62. The Commission finds that the increase of 0.13 FAR, or 46,350 gross square feet, will not have any adverse impact on the project or on the surrounding area.

Phasing of Overall Development

63. The Applicants propose to develop and construct the PUD project not included in the Consolidated PUD in five phases. This application includes Phase I and consists of the low-rise residential units in Squares 799 and 800 and the community center in Square W881. Phase II will consist of the M Street office building, which may be built in two sub-phases, along with the residential development in Square 882. The 250 M Street office building with first-floor retail in Square 769 will be Phase III of the development. Phase IV of the development will include high-rise apartments in Squares 767, 768, 769, and 739. Development of the Van Ness Elementary School will occur during Phase V of

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the development. The Applicants expect to file applications with the Zoning Commission for Phases I through IV of the development by October 2008. The order of the phases may change subject to future market demands. Phase V is not under the control of the Applicants and will proceed subject to the control of the Board of Education and the District Government.

Office of Planning Report

64. By report dated December 9, 2005, and through testimony presented at the public hearing, the Office of Planning ("OP") recommended approval of the PUD application. OP evaluated each of the modifications and requests for flexibility requested by the Applicants and concluded that the proposed modifications to the preliminary PUD are consistent with the Comprehensive Plan, Zoning Regulations, and the intent of the original PUD; the requested modifications to the Consolidated PUD are consistent with its original objectives; and the second-stage PUD is consistent with the Preliminary PUD approval.
65. OP recommended approval of the application, subject to the provision of the following additional information, and the inclusion of the following condition:

Additional Information

- The specific new location of the Section 8 homeownership unit that was removed from Square 799 and
- Clarification of whether the elimination of fourteen (14) new market-rate units in Square 799 would require further modification to either the second-stage PUD application or the consolidated PUD; or whether the incorporation of the 14 units elsewhere in the PUD would be considered in future second-stage applications.

New Condition Recommended for Second Stage PUD Approval

- For the four single-family townhome structures to be located in Square 799 for which an eight-foot, four-inches open court reduction has been requested:
 - The northernmost structure shall be provided with a roof deck.
 - Decks shall be permitted within the open court for the two central and southernmost structures.
 - Each of the two central structures shall have rear decks provided on the second and third floors. The decks shall be at least four feet deep and ten feet wide.
 - The southernmost structure shall have at least one rear deck provided. The deck shall be at least four feet deep and ten feet wide.

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66. In response to OP's recommendations, the Applicants anticipate relocating the Section 8 homeownership unit removed from Square 799 to Square 882. The Applicants also are still in the process of determining whether and where the fourteen (14) new market-rate units eliminated in Square 799 will be reincorporated back into the project. To the extent these units will be reincorporated, these units would be included in a later phase of the development and included in a subsequent application for final approval.
67. The Applicants reached an agreement with OP, subsequent to OP's filing of its report, regarding the number of decks to be provided for the four single-family townhome structures to be located in Square 799 for which an eight-feet, four-inches open court reduction has been requested. Specifically, the northernmost structure will be provided with a roof deck, and each of the three southern-most affected townhome units will have one deck measuring four (4) feet deep and twenty (20) feet wide. OP concurred that the Applicants' testimony was an accurate representation of their agreement.

Contested Issues

Reduction in Number of Parking Spaces

68. Janet Asher, the owner of Lot 37 in Square 799, spoke in support of the general development. Ms. Asher stated she was concerned about the number of parking spaces that would be provided as a result of the Applicants' requested parking reduction, and she recommend that the Applicants be required to provide at least one parking space per unit.
69. If all the purchasers elect to have the one-car garage and a first-floor recreation room, 286 parking spaces, or 1.38 spaces per Type A through Type E townhome unit, would result, and all of the units for which flexibility is requested would have at least one space per unit. This 1.38 parking ratio units exceeds the zoning requirement of one parking space for each market rate dwelling unit in the R-5-B zone district, and exceeds Ms. Asher's recommendation that the Applicants be required to provide at least one parking space per unit.
70. Based on the evidence of record and testimony at the hearing, the Commission finds that the requested reduction in the number of parking spaces will not have an adverse impact on the project or on the area and that the Applicants will be providing more parking than is required one-family dwelling units in the R-5-B zone district.

CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. 11 DCMR § 2400.1. The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience." 11 DCMR § 2400.2.
2. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider this application as a consolidated PUD. The Commission may impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards identified for height, FAR, lot occupancy, parking, loading, yards, and courts. The Zoning Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustment.
3. Development of the property included in this application carries out the purposes of Chapter 24 of the Zoning Regulations to encourage the development of well planned developments that will offer a variety of building types with more attractive and efficient overall planning and design, not achievable under matter-of-right development.
4. The PUD is generally within the applicable height, bulk, and density standards approved by the Zoning Commission pursuant to Order No. 03-12/03-13, and the height and density will not cause a significant adverse effect on any nearby properties. Residential use is appropriate for the site, which is located within a Housing Opportunity Area. The site of the community center is likewise appropriate, as it is located in the parks, recreation, and open space category on the Generalized Land Use Map. The impact of the project on the surrounding area is not unacceptable.
5. The Applicants' request for flexibility from the Zoning Regulations, modifications to the original approval, and flexibility from the conditions of the preliminary approval are consistent with the Comprehensive Plan and the intent of the original PUD. Moreover, the project benefits and amenities, particularly the provision of housing in a Housing Opportunity Area and the provision of the community center, are reasonable trade-offs for the requested development flexibility.
6. Approval of this PUD is appropriate, because the proposed development is consistent with the present character of the area, and is not inconsistent with the Comprehensive Plan. In addition, this phase of the development will promote the orderly development of the site in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.

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7. The Commission is required under D.C. Code Ann. § 1-309.10(d)(3)(A) (2001) to give great weight to the affected ANC's recommendation. The Commission has carefully considered the ANC's recommendation for approval and concurs in its recommendation.
8. The applications for a PUD are subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia orders **APPROVAL** of the application for final approval of Phase I of a planned unit development ("PUD") under the existing R-5-B District and modifications to the preliminary and consolidated Capper/Carrollsbury PUD approved by Zoning Commission Order No. 03-12/03-13. This approval is subject to the following guidelines, conditions, and standards:

1. The final approval of the PUD shall apply to the following properties: Lots 44, 45, 46, 47, 48, 49, 50 in Square 799; Lots 20, 25, 26, 27, 28, 816, 818, 819, 820 in Square 800; and Square W881.
2. The requested parking reduction shall apply to the 14-foot wide and 16-foot-wide townhomes that are characterized as Type A, Type D, and Type E townhome units in Squares 797, 798, 799, 800, 824, 825, S825, and the northern portion of Square 882.
3. The building permit application for the community center shall be based on the plans prepared by Torti Gallas and Partners, dated April 18, 2005, marked as Exhibit No. 5 in the record of Case Nos. 03-12A and 03-13A, including the elevations included as Exhibit O and Exhibit P of the Applicants' prehearing submission, dated October 7, 2005, marked as Exhibit No. 15 in the record of Case Nos. 03-12A and 03-13A, as modified by the guidelines, conditions, and standards herein.
4. The building permit application for the low-rise residential units in Square 798 and 799 shall be based on the plans prepared by the Lessard Architectural Group, and included in the plan set prepared by Torti Gallas and Partners, dated April 18, 2005, marked as Exhibit No. 5 in the record of Case Nos. 03-12A and 03-13A, as modified by the guidelines, conditions, and standards herein.
5. The Applicants shall file an application for a building permit for the community center within two (2) years from the issuance of the order in this case and shall start construction

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of the community center within three (3) years of the date of final approval of this application.

6. The Applicants shall file an application for a building permit for the low-rise residential units in Squares 798 and 799 within two (2) years from the issuance of the order in this case and shall start construction of the community center within three (3) years of the date of final approval of this application.
7. The second-stage approval for the remaining portions of the project will be filed in phases. Phase II will consist of the M Street office building, which may be built in two (2) sub-phases, along with the residential development in Square 882. The 250 M Street office building with first-floor retail in Square 769 will be Phase III of the development. Phase IV of the development will include high-rise apartments in Squares 767, 768, 769, and 739. Development of the Van Ness Elementary School will occur during Phase V of the development. The applications for final approval of Phases II through IV of the development must be filed by October 31, 2008. The order of the phases may change subject to future market demands. Phase V is not under the control of the Applicant and will proceed at the time determined by the Board of Education and the District Government.
8. The community center shall have a maximum gross floor area of 28,500 square feet and shall be constructed to a maximum height of thirty-five (35) feet.
9. The overall maximum permitted residential density shall be 2.34 FAR across the project as a whole, for a maximum permitted gross floor area of 2,138,431 square feet, including the community center.
10. The residential portion of the project shall include a minimum of 1,241 off-street parking spaces.
11. The stair tower located on the northern wall of the community center is permitted to have no setback from the exterior wall of the building.
12. The open court in Square 799 shall have a minimum width of five (5) feet.
13. For the four single-family townhome structures to be located in Square 799, the northernmost structure will be provided with a roof deck, and each of the three southernmost affected townhome units will have one deck measuring four (4) feet deep and twenty (20) feet wide.
14. No building permit shall be issued for the community center or the low-rise residential units in Squares 798 and 799 until the Applicants have individually recorded covenants in

the land records of the District of Columbia, between the owners and the District of Columbia, satisfactory to the Office of the Attorney General and the Zoning Division of the Department of Consumer and Regulatory Affairs (DCRA). Such covenants shall bind the Applicants and all successors in title to construct on and use the property in accordance with this order or amendment thereof by the Zoning Commission.

15. No further application for second-stage approval shall be filed until the Applicants have recorded the covenants required by the Regulations and Condition 14 of this Order.
16. The Applicants are required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., (Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicants to comply shall furnish grounds for the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

Vote of the Commission taken at its public meeting held on January 9, 2006: 4-0-1 (Anthony J. Hood, Gregory N. Jeffries, Carol J. Mitten, and Michael G. Turnbull to approve; John G. Parsons not voting, having not participated).

The Order was adopted by the Zoning Commission at its public meeting on February 13, 2006, by a vote of 4-0-1 (Carol J. Mitten, Gregory N. Jeffries, Anthony J. Hood, and Michael G. Turnbull to adopt; John G. Parsons not voting, having not participated).

In accordance with the provisions of 11 DCMR § 3028, this Order shall become final and effective upon publication in the *D.C. Register*; that is on _____.

ZONING COMMISSION ORDER NO. 05-36**Z.C. Case No. 05-36****First Stage & Consolidated PUD & Related Map Amendment-200 K Street, N.E.****April 20, 2006**

Pursuant to notice, the Zoning Commission for the District of Columbia ("Zoning Commission" or "Commission") held a public hearing on January 5, 2006 to consider applications from 200 K Street, L.P., for (1) consolidated review and approval of a Planned Unit Development; (2) preliminary review of a Planned Unit Development; and (3) and a related map amendment to rezone all of Square 749 except Lots 804, 805, and 31 (the "PUD Site") from C-M-3 and C-3-C to C-2-B. The Commission considered the applications pursuant to Chapters 24 and 30 of the D.C. Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"). The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission hereby approves the applications with conditions.

FINDINGS OF FACT**The Applications, Parties, and Hearing**

1. On November 29, 2005, 200 K Street, L.P. filed applications with the Zoning Commission for preliminary and consolidated approval of a planned unit development ("PUD") and for a PUD-related map amendment for property located in the Northeast quadrant of Washington, D.C. and generally bounded by 2nd Street to the west, L Street to the north, K Street to the south, and 3rd Street to the east. The PUD site is comprised all of Square 749 except Lots 804, 805, and 31. 200 K Street, L.P. also requested that the Commission approve a PUD-related map amendment rezoning the entire PUD site from C-M-3 and C-2-B to C-3-C. 200 K Street, L.P. sought consolidated PUD approval for the property shown to the right of the "Phase Line" on the Preliminary Subdivision Plan submitted as Exhibit C to the Application and Pre-Hearing Submission. 200 K Street, L.P. sought preliminary PUD approval for the property shown on the left of the "Phase Line" on the Preliminary Subdivision Plan submitted as Exhibit C to the Application and Pre-Hearing Submission.
2. The Applicant is a limited partnership organized and in good standing in the District of Columbia. It is one of several real estate investment entities operating under the umbrella of the Cohen Companies, under the control of Ronald J. Cohen. The term "Applicant" is used in this Order to refer to 200 K Street, L.P., to the other Cohen-controlled entities that

are the recorded owners of various properties within the PUD Site, and to any successors in interest or title to 200 K Street, L.P. and its related entities. The recorded owners of the properties within the PUD site are K Street Developers LLC, Casco, Inc., Three Cee Investors LLC, and Union North Corporation.

3. These applications are related to an earlier Zoning Commission case. Z.C. Order No. 783, adopted September 11, 1995, approved a Consolidated PUD and PUD-related map amendment for the PUD Site. Order No. 783 was subsequently extended by Z.C. Order No. 783-A, adopted April 13, 1998, and Z.C. Order No. 783-B, adopted December 13, 1999. The Applicant applied for a further modification and time extension of Order 783. The application was designated as Zoning Commission Case No. 01-28TE, and was revised by the Applicant's submission dated January 18, 2005. The Zoning Commission convened a hearing on Case No. 01-28TE on November 17, 2005. After reviewing evidence and written submissions from the Applicant and the Office of Planning on the time-extension issue, the Commission voted to deny the time-extension application. Denial of the time extension had the effect of terminating the PUD approved by Z.C. Order 783.
4. After voting to deny the time extension, the Commission invited the Applicant to submit the PUD modification as new applications for a Consolidated and Preliminary PUD and PUD-related map amendment. The Applicant agreed to do so. The Commission, during the November 17, 2005 hearing, designated the new applications as Z.C. Case No. 05-36, and set down the new case for a hearing on December 15, 2005, conditioned upon the Applicant's expedited payment of the filing and hearing fees and filing new application documents.
5. Upon the advice of the Office of the Attorney General, the Commission subsequently rescheduled the hearing on Case No. 05-36 to January 5, 2006, in order to comply with § 492(b)(2), of the Home Rule Act, codified at D.C. Official Code, § 6-641.05(a), which requires a 30-day notice period for Commission hearings on proposed map amendments.
6. Advisory Neighborhood Commission ("ANC") 6C, which represents the area including the PUD Site, adopted a resolution in support of the applications by a vote of 7-1, with one member absent, at a regularly scheduled and publicly-noticed meeting on December 14, 2005. The ANC submitted a copy of the resolution into the record and appeared as a party at the hearing.
7. After proper notice, the Zoning Commission conducted a public hearing on the applications on January 5, 2006. The parties to the case were the Applicant and ANC 6C.
8. At its meeting held February 23, 2006, the Zoning Commission took proposed action by a vote of 4-0-1 to approve, with conditions, the applications and plans that were submitted into the record.
9. The proposed action of the Zoning Commission was referred to the National Capital Planning Commission ("NCPC") pursuant to § 492 of the District Charter. NCPC, by

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action dated February 23, 2006, found the proposed PUD and related map amendment would not affect the identified federal interests in the National Capital nor be inconsistent with the Comprehensive Plan for the National Capital.

10. The Zoning Commission took final action to approve the PUD and related map amendment on April 20, 2006.

The PUD Site and Surrounding Area

11. The 2.3-acre PUD Site (101,082 sf) consists of all of Square 749 except Lots 804, 805, and 31 ("the outparcels"), in the Northeast quadrant of the District of Columbia, bounded by L Street on the north, 3rd Street on the east, K Street on the south, and 2nd Street on the west. The outparcels are located in the northeast corner of Square 749, at 3rd and L Streets, N.E. The neighborhood is known as Near Northeast in Ward 6, and the PUD Site is in ANC Single-Member-District 6C04.
12. The PUD Site was most recently occupied by vacant and boarded-up rowhouses along the 3rd Street side, small structures once used as a church and for some commercial purposes on the K Street side, and a small warehouse on the L Street side. The Applicant applied for and received permits from the Department of Consumer and Regulatory Affairs to raze all of the existing structures, except the warehouse which will be used for construction staging and storage.
13. To facilitate development, the Applicant has submitted an application to the Office of the D.C. Surveyor to close the public alleys within the PUD Site, except for the portion of the north-south alley adjacent to the rear of the outparcels.
14. The PUD Site is within a neighborhood where the traditional land uses have been residential rowhouses to the east and south and small industrial facilities to the north. To the west, 2nd Street is adjacent to the railroad tracks on top of a rock-walled embankment.
15. Within the past five years, the neighborhood has become a center of substantial office development and has emerged as a locus of mid- to high-rise residential developments – some under construction, some awaiting zoning approval, and some in preliminary planning stages. It is within one-half mile of two federal agency headquarters buildings: to the north, the Bureau of Alcohol, Tobacco, Firearms & Explosives will locate in a 350,000-square-foot structure under construction at New York and Florida Avenues, N.E.; to the south, the Securities & Exchange Commission and other office tenants located in the partially-completed 1.3 million-square-foot Station Place complex on 2nd Street from F to H Streets, N.E. Residential developments are under construction at the Capital Children's Museum site at 3rd and H Streets, N.E., and in various planning stages at 318 I Street, N.E.; 300 L Street, N.E.; and on the east side of 3rd Street between K and L Streets, N.E.
16. The PUD Site is fewer than two blocks south of the New York Avenue Metrorail Station and approximately five blocks north of Union Station. It lies within the NoMa (North of

Massachusetts Avenue) area designated as a Redevelopment Area for city planning and economic development purposes. It is three blocks north of the H Street Corridor, subject of REVIVAL: The H Street NE Strategic Development Plan, proposed by the Executive Branch and adopted by the D.C. Council as a Small Area Plan in February 2004.

Existing and Proposed Zoning

17. The underlying zone districts are C-2-B for the easternmost portion of the PUD Site – 26,805 square feet – between 3rd Street and the north-south public alley bisecting the property, and C-M-3 for the westernmost portion of the PUD Site – 74,277 square feet – between 2nd Street and the public alley.
18. The C-2-B zone district is designed to serve commercial and residential functions, with high-density residential and mixed uses. Developments as a matter of right may be 90 feet high with a maximum density of 3.5 FAR and a maximum lot occupancy of 80%.
19. The C-M zones are designated as Commercial-Light Manufacturing Districts, in which new residential uses are not permitted. In the C-M-3 district, developments as a matter of right may be 90 feet high, with a maximum density of 6.0 FAR. There is no prescribed maximum lot occupancy.
20. The Applicant requested a map amendment to rezone the PUD site to C-3-C to allow residential use and to permit greater height and density than permitted in C-M-3 and C-2-B zone districts. In a C-3-C district, the matter-of-right maximum height is 90 feet, the maximum density is 6.5 FAR, and the maximum lot occupancy is 100%. The PUD Standards of the Zoning Regulations, at 11 DCMR § 2405.1, allow a maximum height of 130 feet and maximum density of 8.0 FAR in a C-3-C district.

The PUD Project

21. The PUD is proposed as a residential development, with ground-level retail, to be named Union Place. The Applicant proposes construction in two phases, with the Consolidated PUD as Phase 1 and the Preliminary PUD as Phase 2.
22. Overall, the PUD will have a gross floor area of 849,338 square feet apportioned as 831,841 square feet of residential and 17,497 square feet devoted to retail use and to a child development center. The child development center will contain 3,449 square feet. The lot occupancy will be approximately 68%. The PUD will provide underground parking for Union Place residents at a ratio of one parking space per unit.
23. The PUD will include a landscaped central plaza of approximately 27,984 square feet as an aesthetic feature and an amenity for passive recreational and social use by Union Place and neighborhood residents. The plaza will be open for public use between the hours of 11:00 a.m. and 7:00 p.m. daily.

24. Loading docks and berths and access points will be situated so as to route delivery truck traffic along L Street or 2nd Street, rather than along residentially-oriented K and 3rd Streets. Loading facilities will comply with the requirements of 11 DCMR § 2201.1.

The Consolidated PUD

25. The Consolidated PUD will consist of 236,905 square feet of gross floor area, with 233,206 square feet for residential use and 3,699 square feet for retail use. The structure will be located on the eastern, most portion of the PUD site, with a land area of 42,995 square feet. The location will be between K, 3rd, and L Streets, N.E. The lot occupancy will be 64%.
26. The Consolidated PUD will have a maximum height of 90 feet and ten (10) stories, stepping down to 61 feet/6 inches and seven (7) stories at the northern end.
27. The Consolidated PUD will include 202 residential units, 28 of which will be set aside as affordable housing. The affordable units are located on floors one (1) through five (5) as identified on floor plans submitted by the Applicant on January 20, 2006.
28. The Consolidated PUD will have 177 underground parking spaces for residents.
29. The Consolidated PUD design features a façade primarily using three shades of brick and pre-cast concrete trim caps and cornices. The first through third floors will be red brick, capped with a cornice. The fourth through eighth floors will be set back four feet and will use tan brick capped with a cornice. The ninth and tenth floors will use a light beige brick, topped with a cornice. The building will have a two- to three-story base, emulating traditional Washington rowhouse design, with unit entrances fronting on K Street and 3rd Street and also accessible from the project interior. There will be balconies on the fourth through tenth floors.

The Preliminary PUD

30. The Preliminary PUD is proposed to consist of approximately 612,433 square feet of gross floor area, with approximately 598,635 square feet for residential use and approximately 13,798 square feet for retail use, including a daycare center of approximately 3,449 square feet. The structure will be located on the westernmost portion of the PUD Site, with a land area of 58,087 square feet. The location is between K, 2nd, and L Streets, N.E.
31. The Preliminary PUD will contain approximately 500 residential units. At least 10% of the residential square footage will be set aside as affordable housing, providing approximately 50 affordable units. The affordable units will be further defined by the Applicant in the second-stage PUD application.

32. The Preliminary PUD will have at least 525 underground parking spaces for residents, if 500 units are built. In any case, the number of spaces will be sufficient to assure a 1:1 parking ratio for residents of the Consolidated and Preliminary PUD.

Development Incentives and Flexibility

33. In addition to the map amendment, the Applicant requests the following areas of flexibility from the C-3-C requirements and PUD standards:
- a. An increase of five percent (5%) in the floor area, to density of 8.4 FAR, pursuant to 11 DCMR § 2405.3;
 - b. A variance from the residential recreation space requirements of 11 DCMR § 773.3; and
 - c. A special exception from the prohibition of multiple roof structures set forth at 11 DCMR § 411.3.
34. The 5% bonus FAR provides the necessary density to allow development of approximately 702 residential units (78 of which would be set aside as affordable housing) and a spacious interior plaza available for public recreation use.
35. The proposed PUD provides the equivalent of approximately four percent (4%) of residential gross floor area as residential recreation space in the form of the central plaza and the rooftop terrace on the Consolidated PUD, which is less than the 10% required by § 773.3. The Applicant stated that some additional residential recreation space may be made available in the second-stage PUD, but in the meantime requested a variance from the 10% requirement.
36. The Zoning flexibility to permit multiple roof structures is necessary to allow elevator penthouses and stair towers on both the seven-story and the ten-story portions of the Consolidated PUD.

Public Benefits and Amenities

37. The following benefits and amenities will be created as a result of the PUD project:
- a. Affordable Housing – The primary benefit is the creation of approximately 78 new residential units set aside as affordable for households at no more than 80% of the Area Median Income (“AMI”). The affordable units comprise 92,045 square feet, which is 11.07% of the total residential square footage. In the Consolidated PUD, 28 of the 202 units will be designated as affordable units; this is 32,182 square feet (11.07% of the total Consolidated PUD residential area of 233,206 square feet). In the Preliminary PUD, 50 of approximately 500 units will be designated as affordable units; this is 59,863 square feet (10% of the approximate total Preliminary PUD residential area of 598,635 square feet). The

Applicant will reserve for-sale units as affordable for a period of ten (10) years and rental units as affordable for a period of twenty (20) years. The Consolidated PUD affordable units are identified on the Applicant's floor plans for floors one (1) through five (5). The Preliminary PUD affordable units will be identified during second-stage PUD review.

- b. Day Care Center – The Preliminary PUD will include a licensed and professionally-operated child daycare center of approximately 3,449 square feet in size with convenient access to an outdoor play area. Based on per-child space requirements in the District Government's daycare center regulations, the facility may accommodate up to 75-80 children. Union Place residents will have first priority in applications for admission. Other available daycare slots will be open to applicants from the community at large. The city, and particularly Ward 6, has a substantial need for more daycare facilities. The Office of Early Childhood Development of the D.C. Department of Human Services has reported that, as of December 2004, there were 882 children on waiting lists for the 3,175 slots available in licensed childcare facilities in Ward 6.
- c. Green Roof – The Consolidated PUD features an extensive green roof system, with 11,928 square feet of roof space designed for plantings, comprised of a variety of different sedums and other succulents hardy for the D.C. metropolitan region. On the seventh-floor step-down roof at the corner of 3rd and L Streets, N.E., the green roof system is designed as a recreation amenity for residents. For the Preliminary PUD, the Applicant has committed to address the use of a green roof system and to explore the feasibility of a green and/or low-impact surface or storm water management system for the surface of the courtyard, that also serves as the roof for the parking garage. The reduction of negative environmental impacts is perhaps the foremost public benefit the proposed roofing system provides. Stormwater run off will be reduced by temporarily storing some of the rainwater within the growing medium and then slowly discharging the excess water into the off site storm water collection system, thereby reducing the peak flows of a major storm. It is estimated that this roof will store approximately 1,074 cubic feet of water, of which as much as 70-80% will never discharge directly into the public collection system. In addition, the plantings will extract a significant amount of airborne pollutants falling on the site, including acid rain and unhealthy particulates such as solid metals, dust, pollen, etc. The plants will also help improve air quality by reducing the amount of ozone and carbon dioxide often associated with smog. Also, because of the extra thickness of the soil medium, studies have shown that there is a significant energy savings over time for all seasons because of the insulation value of the green roof.
- d. Double-Height Ground Floor Retail – The Consolidated PUD features ground-floor retail space at a height of 18 feet, well above the requirements of the Zoning Regulations. This will provide flexibility for retail tenants to design unique and aesthetically-appealing showcases for consumer goods. The glass-walled double-

height storefronts will enhance interior natural light and present an inviting exterior face to passers-by.

- e. Landscaped Central Plaza for Use by Residents and the Community – The Union Place plaza of approximately 27,984 square feet is designed for both public and private use for passive recreation and social interaction. The plaza will be open to the public from 11:00 a.m. to 7:00 p.m. daily, accessible through a gated entrance that will be open during public hours and closed during non-public hours except to Union Place residents. The Applicant will provide and maintain plaza signage to announce the public hours and general rules of use. The plaza will be protected by security personnel.
 - f. Streetscape Beautification – PUD landscaping constitutes a public benefit through substantial enhancement of the aesthetic appeal of the neighborhood streetscape.
 - g. Interim Surface Parking for Phase 1 Residents – During the interim between occupancy of the Consolidated PUD structure and completion of construction of the Preliminary PUD structure, off-street surface parking will be provided on the PUD Site to assure a 1:1 residential parking ratio at all times. The interim arrangement is necessary because the Consolidated PUD, with 202 residential units, is designed to provide 177 underground parking spaces. The Applicant stated that geotechnical factors make it difficult to provide the full complement of spaces for Consolidated PUD residents within the Consolidated PUD garage. The underground garage in the Preliminary PUD will provide a sufficient number of spaces to accommodate its residents at a 1:1 ratio, plus the 25 additional spaces necessary for Consolidated PUD residents, to assure a 1:1 space-per-unit ratio overall. Pervious materials will be used for the interim surface parking area.
 - h. First-Source Employment Agreement – The Applicant entered into a First-Source Employment Agreement with the Department of Employment Services, effective September 13, 2005.
 - i. LSDBE Contracting Commitment – The Applicant entered into a Local, Small, and Disadvantaged Business Enterprise (LSDBE) Memorandum of Understanding with the Department of Small and Local Business Development, effective January 18, 2006.
38. The Commission finds that the project is acceptable in all proffered categories of public benefits and amenities, and is superior in public benefits and project amenities relating to housing and affordable housing, the daycare facility, use of green roof technology, and the double-height retail design.

Office of Planning Report

39. By report dated December 27, 2005 and through testimony at the January 5, 2006 hearing, the Office of Planning (“OP”) recommended conditional approval of the PUD.

OP supported the applications and found that the proposed PUD is not inconsistent with the Comprehensive Plan and the PUD evaluation standards. OP testified that the PUD is consistent with neighborhood trends toward denser residential uses to replace derelict industrial and commercial uses, to replace in part by the completion of the New York Avenue Metrorail Station and the H Street Corridor Revitalization Plan of 2004 and the subsequent approval of the H Street N.E. Neighborhood Commercial Overlay Zone District.

40. OP recommended approval of the applications, subject to the Applicant's submission of additional requested information and the following conditions:
- a. The Consolidated PUD shall be constructed according to the plans submitted on November 29, 2005 (i.e., September 13, 2005 plans as amended September 29, 2005).
 - b. The Preliminary PUD shall be restudied to address the height issue and the Applicant shall submit an alternative that maintains a 90-foot building height along K Street, with at least a 40-foot horizontal setback from the building line, as part of the second-stage PUD application.
 - c. The Applicant shall file for a building permit no later than 18 months from the effective date of the final order and commence construction no later than 30 months from the effective date of this order.
 - d. At least 13.8% of the Consolidated PUD's residential gross floor area shall be made available as for-sale units to households earning no more than 80% of the AMI. The units shall remain affordable for at least 10 years after their initial sale. The sale of a unit within this 10-year period shall initiate a new 10-year affordability period for the unit. The units shall be evenly distributed throughout the first five floors of the building. The location and square footages of the affordable units shall be agreed upon by the Applicant and the Zoning Commission prior to the signing of the PUD covenant.
 - e. At least 10% of the Preliminary PUD's residential gross floor area shall be made available as rental or for-sale units to households earning no more than 80% of the AMI. If the units are for-sale, the 10-year affordability period shall apply. If the units are rental, they shall remain affordable for no less than 25 years.
 - f. The Applicant shall construct an in-fill all-residential building in Square 749, Lot 805. The building shall be no higher than 50 feet. The occupancy permit for the Preliminary PUD shall not be issued until the occupancy permit has been issued for the residential structure at Square 749, Lot 805.
 - g. The Applicant shall provide for a rental car option similar to Flex Car or Zip Car when the Preliminary PUD's garage is completed.

- h. The Applicant shall include a letter of intent, with general details on rental terms and similar matters for the operation of the daycare center when filing the second-stage PUD application.
 - i. The ground floor retail space in the second-stage PUD shall have an interior clear height of no less than 14 feet.
- 41. In response to OP's recommendations, the Commission finds as follows:
 - a. The Commission concurs with OP's recommendations regarding approval of the bonus density and finds that the Applicant has met the burden of proof required by § 2405.3. The Commission finds that the high level of proffered affordable housing is an essential element of the proposed PUD and that the Applicant has demonstrated that the bonus density is "essential to the successful functioning of the project" as proposed and "consistent with the purposes and evaluation standards of" Chapter 24. The Commission further finds that any requested reduction in the level of proffered benefits and amenities will cause the Commission to consider a commensurate reduction in the bonus FAR.
 - b. The Commission finds that the Applicant has submitted the additional information requested in the OP report.
 - c. The Commission generally concurs with the conditions recommended by OP, and has incorporated these conditions with minor changes in the Decision portion of this Order.
 - d. The Commission does not concur with the OP recommendation that the Applicant should be required to submit, in the second-stage PUD application, a 90-foot-height plan as an alternative to the requested maximum height of 130- feet for the Preliminary PUD structure. Instead, the Commission has required that the Applicant submit design studies of approaches that ameliorate the appearance of the 130-foot height when presenting the second stage application to the Commission.
 - e. The Commission does not concur with the OP recommendation that the Applicant shall construct an in-fill building, or to limit the in-fill building to Lot 805 and to a height of 50 feet and to link the occupancy permit for the Preliminary PUD to the occupancy permit for the in-fill building. The Commission finds that, because the out parcels are not part of the PUD, it is inappropriate to link the Preliminary PUD occupancy permit to an occupancy permit for the out parcels structure.

Other Government Agency Reports

- 42. By report dated September 30, 2005 in the predecessor Case No. 01-28TE, the District Department of Transportation ("DDOT") stated that it has no objection to the proposed

PUD. DDOT projected only a slight increase in trip generation as a result of the PUD development, with no adverse impact on the surrounding transportation system. DDOT found the PUD loading facilities and access and circulation system to be acceptable. Consistent with DDOT policy to promote car-sharing programs, DDOT encouraged the Applicant to consider setting aside approximately five percent (5%) of the proposed garage parking spaces for car-sharing vehicles.

43. Stanley Jackson, Deputy Mayor for Planning and Economic Development, submitted a letter dated September 29, 2005 in support of the identical project in the predecessor Case No. 01-28TE. Mr. Jackson stated that that Applicant's affordable housing proffer will contribute to the District's priority goal of developing an additional 6,000 affordable housing units.
44. Jalal Greene, Director of the D.C. Department of Housing and Community Development, submitted a letter dated September 29, 2005, in support of the identical project in the predecessor Case No. 01-28TE. Mr. Greene also stated that the Applicant's affordable housing proffer supports the city's goal of developing 6,000 more affordable units.
45. D.C. Council Chairman Linda Cropp and Council member Vincent B. Orange, Sr. submitted letters dated November 21, 2005, and November 17, 2005, respectively, in support of the identical project in the predecessor Case No. 01-28TE.

The ANC Position

46. Advisory Neighborhood Commission 6C adopted a resolution in support of the applications, with conditions, by a vote of 7-1, with one member absent, at a regularly scheduled and publicly noticed meeting on December 14, 2005. The ANC resolution included the following conditions:
 - a. The Applicant shall file a Phase 1 (Consolidated PUD) building permit application within one (1) year following the effective date of a Zoning Commission approval order, and shall also begin Phase 1 construction within one (1) year subject to timely D.C. Government action on legislation to close alleys within the PUD Site. The Applicant will file quarterly reports to ANC 6C regarding the status of the building permit application and the construction start date.
 - b. The Applicant will file a second-stage PUD application at the earliest opportunity in order to prevent delays in Phase 2 (Preliminary PUD) construction and will timely provide copies of the second-stage PUD plans and documents to members of ANC 6C and its Planning and Zoning Committee for their review and comment.
 - c. The Applicant will provide the interim surface parking spaces as agreed upon with ANC 6C.

- d. The Applicant will set aside approximately 78 units – more than 11% of the total – as affordable housing and will deliver all of the other public benefits and amenities as set forth in the applications.
- 47. ANC 6C Commissioner Daniel M. Pernell, who represents Single-Member-District 6C04, which includes the PUD site, presented the ANC report at the January 5, 2006 hearing. He was accompanied by ANC 6C Chair Mark Dixon.
- 48. The Commission generally concurs with the conditions recommended by ANC 6C and has incorporated these conditions with minor changes in the Decision portion of this Order.

The Positions of Other Parties, Organizations, and Persons

- 49. There are no parties to the case other than the Applicant and ANC 6C.
- 50. In support of the PUD, the Commission received testimony at the January 5, 2006 hearing from the following:
 - a. Loree Murray, who resides at 1134 7th Street, N.E., and was among the original organizers of the Near Northeast Citizens' Against Crime and Drugs, testified that Union Place will be a beneficial addition to the neighborhood, particularly because it will include affordable housing, a daycare center, and public plaza.
 - b. Reverend William Bynum, president of the Public Citizen Civic Association, testified that Union Place is one of the few significant developments in the past 40 years that will bring tangible public benefits to the vicinity of the H Street N.E. Corridor.
 - c. William Howard, who represented PSI Services, a provider of daycare and other social services in the District, commended the inclusion of a daycare center in the PUD project to meet community needs and said his firm will submit a proposal to the Applicant to operate the Union Place daycare center.
 - d. Anwar Saleem, chairman of H Street Main Street and the H Street Merchants and Professionals Association, testified that the Union Place development will be an asset to the community in continuing efforts to attract retailers to the H Street N.E. Corridor. He said the Applicant's package of public benefits and amenities responds to community needs.
- 51. In opposition to the PUD, the Commission received testimony at the January 5, 2006 hearing from Mozella Boyd Johnson, who stated that she owns the property located at 229 K Street, N.E. She spoke in opposition to the proposed 130-foot height of the Preliminary PUD structure and expressed the view that the project's height and mass would have an adverse effect on the neighborhood.

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Compliance with PUD Evaluation Standards

52. Under the PUD regulations, the Commission must “judge, balance, and reconcile the relative value of project amenities and public benefits offered, the degree of development incentives requested and any potential adverse effects.” 11 DCMR § 2403.8. Given the level of project amenities and public benefits, particularly the significant amount of affordable housing, the Commission finds that the value of the project amenities and public benefits justifies the development incentives allowed by the PUD Standards.
53. Pursuant to 11 DCMR § 2403.3 of the PUD evaluation standards, the Commission finds that the impact of the project on the surrounding area and the operation of city services and facilities is acceptable.
54. The Commission finds that the project will have no detrimental impact on traffic and parking in the neighborhood.

Compliance with the Comprehensive Plan

55. The Commission finds that the proposed PUD is not inconsistent with the Comprehensive Plan.
56. The proposed PUD fosters the objectives of the Land Use Element to encourage substantial new housing primarily near Metrorail stations, to conserve and enhance the stability of residential neighborhoods and protect them from disruptive uses, and to promote retention and expansion of residential uses in mixed-use neighborhoods.
57. The proposed PUD fosters the objectives of the Housing Element, which calls for multi-unit housing development near Metrorail stations and on vacant, underutilized, or unused properties, with particular emphasis on meeting the housing needs of low- and moderate-income residents by means of zoning incentives such as permitting additional density.
58. The proposed PUD fosters the objectives of the Transportation Element, which supports higher-density residential and non-residential development near Metrorail stations.
59. The proposed PUD fosters the Ward 6 Objectives for Housing, which are “to maintain and strengthen the quality and construction of housing in the various neighborhoods throughout Ward 6; stimulate production in Ward 6 of new and rehabilitated housing; discourage encroachment of the non-residential uses in residential areas; and stimulate private investment in housing in Ward 6 and expand home ownership opportunities....”
60. The proposed PUD fosters the Ward 6 Objectives for Economic Development, which include “protect(ing) adjacent residential neighborhoods in Northeast against pressures for conversion to retail and office uses generated by Union Station development.” By creating a new residential community in the buffer zone, the proposed PUD will shield the residential neighborhood from commercial redevelopment.

CONCLUSIONS OF LAW

1. Pursuant to Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. 11 DCMR § 2400.1. The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, welfare, and convenience." 11 DCMR § 2400.2.
2. Under the PUD process of the Zoning Regulations, the Zoning Commission has the authority to consider these applications as a Consolidated and a Preliminary (first-stage) PUD, respectively. The Commission may impose development guidelines, conditions, and standards that may exceed or be less than the matter-of-right standards identified for height, FAR, lot occupancy, parking, loading, yards, and courts. The Zoning Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustment.
3. The development of the PUD project will carry out the purposes of Chapter 24 of the Zoning Regulations to encourage well-planned developments that offer a variety of building types with more attractive and efficient overall planning and design, not achievable under matter-of-right development.
4. The proposed PUD meets the minimum area requirements of § 2401.1 of the Zoning Regulations.
5. The PUD is within the applicable height, bulk, and density standards of the Zoning Regulations, and the height and density will not cause a significant adverse effect on any nearby properties. High-density residential and retail uses are appropriate for the site, which is located within the NoMa Redevelopment Area and in close proximity to mass transit. The impact of the project on the surrounding area is not unacceptable. The proposed project has been appropriately designed to complement and respect existing structures in the nearby neighborhood with respect to height and mass.
6. The PUD applications meet the contiguity requirements of § 2401.3 of the Zoning Regulations.
7. The PUD applications can be approved with conditions to ensure that any potential adverse effects on the area surrounding the development will be mitigated.
8. The project benefits and amenities, particularly the provision of housing, affordable housing, neighborhood-serving retail, the daycare center, the green roof system, and streetscape beautification, are reasonable for the development proposed on the site and responsive to the needs of the community and the city.
9. The Applicant seeks an increase in density as permitted by 11 DCMR § 2405.3. The Applicant has met the burden of proof required by 11 DCMR § 2405.3 for approval of 5% bonus density, because the increase is essential to the successful functioning of the

project and consistent with the purpose and evaluation standards of Chapter 24 of the Zoning Regulations. The bonus density will allow the Applicant to include a greater affordable housing component than would otherwise be feasible. The large affordable housing component is one of the primary benefits of the project, and is essential to the success of the project, and consistent with the standards of Chapter 24 of the Zoning Regulations.

10. Approval of the PUD is appropriate, because the proposed development is not inconsistent with the Comprehensive Plan or with other public policies related to the subject site.
11. Approval of the PUD is appropriate, because the proposed development is consistent with other city policies, particularly the policies to generate development of more affordable housing.
12. In accordance with D.C. Official Code § 1-309.10(d)(3)(A) (2001 ed.), the Commission is required to give "great weight" to the position of the affected ANC. As is reflected in the Findings of Fact contained herein, the Commission has carefully considered the testimony and evidence submitted by ANC 6C and has incorporated conditions in this Order that reflect the recommendations of ANC 6C.
13. The applications for a PUD and related map amendment will promote the orderly development of the site in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Zoning Map of the District of Columbia.
14. The applications for a PUD and related map amendment are subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

In consideration of the above Findings of Fact and Conclusions of Law, the Zoning Commission for the District of Columbia orders **APPROVAL**, consistent with this Order, of the applications for (1) consolidated review of a Planned Unit Development; (2) preliminary review of a Planned Unit Development; and (3) a Zoning Map amendment from C-M-3 and C-2-B to C-3-C for the PUD Site. The approval is subject to the following guidelines, conditions, and standards:

1. The consolidated approval of the PUD shall apply to the properties in Square 749 except Lots 804, 805, and 31 shown to the right of the "Phase Line" on the Applicant's *Preliminary Subdivision Plan*, dated September 7, 2005, and submitted as Exhibit C of the Applicant's *Application and Pre-Hearing Submission*, ZC Case No. 05-36, filed November 29, 2005.
2. The preliminary approval of the PUD shall apply to properties in Square 749 shown to the left of the "Phase Line" on the Applicant's *Preliminary Subdivision Plan*, dated September 7, 2005, and submitted as Exhibit C of the Applicant's *Application and Pre-Hearing Submission*, ZC Case No. 05-36, filed November 29, 2005.

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3. A PUD-related map amendment shall rezone the PUD site, in its entirety, from C-M-3 and C-2-B to C-3-C.
4. With respect to the properties within the Consolidated PUD, the map amendment shall take effect at the time the Applicant records the covenants required by Conditions No. 6, No. 13, No. 14, and No. 17 below. With respect to the properties within the Preliminary PUD, the map amendment shall take effect upon final approval of the second-stage PUD application and the Applicant's recordation of the covenant as specified by the Commission in an Order approving the second-stage PUD.
5. The PUD shall have a maximum density of 8.4 FAR.
6. The Applicant shall designate 11.07% of the total residential gross floor area of the total project as affordable housing for eligible households with annual household incomes of no more than eighty percent (80%) of the Area Median Income, as determined and adjusted annually by the U.S. Department of Housing and Urban Development. The affordable-housing requirements shall be guaranteed by covenants that the Applicant shall execute and record in the land records of the District of Columbia. The affordable units shall be guaranteed by covenant to be set aside as affordable for ten (10) years in the case of for-sale units and twenty (20) years in the case of rental units, as defined with specificity in the covenants.
7. The Applicant shall apply greenroof technology in the development and construction of the Consolidated PUD and the Preliminary PUD. For the Consolidated PUD, the Applicant shall apply the greenroof plan as shown and described in Exhibit D, *Sheets L.9, L.9.1, L.9.2 and L.9.3*, of the Applicant's November 29, 2005 submission. For the Preliminary PUD, the Applicant shall develop and submit with the second-stage PUD application a similar greenroof plan for the maximum amount of roof space, minus the space needed for rooftop building systems such as elevator and mechanical penthouses.
8. The Applicant shall provide a central plaza of approximately 27,000 square feet in size. The central plaza shall be open to the public for passive recreational use between the hours of 11:00 a.m. and 7:00 p.m. daily, and shall be posted with appropriate signage to inform plaza users about permissible and prohibited plaza activities. The plaza shall be accessible to the public through a 2nd Street entrance that shall remain open during the hours of public access and shall be closed to all except building residents, employees, and any other authorized personnel between the hours of 7:00 p.m. and 11:00 a.m. In the second-stage PUD application, the Applicant shall provide data and drawings showing the design and placement of the 2nd Street entrance. The Applicant shall provide sufficient security personnel and procedures to ensure the safety of plaza users, including procedures defining the conditions requiring requests for Metropolitan Police Department assistance. Specific rules and operational details for the plaza shall be developed collectively by the Applicant, the condominium unit owner's association representing building residents in accordance with the provisions of D.C. Official Code § 42-1903.01 *et seq.*, and Advisory Neighborhood Commission 6C.

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9. Ground floor retail space in the Consolidated PUD shall have an interior clear height of 18 feet. Ground floor retail space in the Preliminary PUD shall have an interior clear height of no less than 14 feet.
10. The Consolidated PUD shall be developed in accordance with the plans prepared by GTM Architects, dated September 13, 2005, including the revisions submitted September 29, 2005, and January 4, 2006 (the "Combined Plans"). The Consolidated PUD shall have a total of 236,905 gross square feet with 233,206 square feet for residential use and 3,699 square feet for retail use.
11. The Consolidated PUD shall be a residential development with ground-floor retail space, constructed to a maximum height of 90 feet above the measuring point, stepping down to a height of 61 feet/6 inches on the northeast end.
12. The Consolidated PUD shall contain 202 residential units, 28 of which shall be designated as affordable units for an affordability period of ten (10) years, if for-sale units, and twenty (20) years, if rental units, guaranteed by covenant between the Applicant and the District of Columbia and recorded in the land records of the District of Columbia.
13. The covenant required by Condition No. 6 shall be the Draft Covenant provided as Attachment 2 in the *Applicant's Post-Hearing Submissions, January 20, 2006*, revised only to provide the correct metes-and-bounds descriptions of the lots and parts of lots contained in the Consolidated PUD.
14. Except as otherwise provided below, the affordable housing units in the Consolidated PUD shall be the units designated by the Applicant in the floor plans for floors one (1) through five (5), submitted as Attachment 6 in the Applicant's Post-Hearing Submissions dated January 20, 2006 ("Affordable Unit Designation Plans").
15. The Applicant shall have flexibility with the design of the Consolidated PUD in the following areas:
 - a. To replace some of the units designated as affordable on floors one (1) through five (5) with some units of comparable type and size on floor six (6), subject to the approval of the person or agency charged with implementing and enforcing the affordable-housing requirements;
 - b. To increase or decrease the overall number of residential units by no more than five percent (5%), provided that the percentage of residential gross floor area designated for affordable units shall not be less than 13.8% of total residential gross floor in the Consolidated PUD;
 - c. To rearrange the unit types and mix, provided that the number, type, size, and distribution of the affordable units shall remain consistent with the Affordable Unit Designation Plans;

- d. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, elevators, escalators, and toilet rooms, provided that the variations do not change the exterior appearance or configuration of the buildings;
 - e. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction, without reducing the quality of the materials; and
 - f. To make minor refinements to exterior details and dimensions, including balcony enclosures, belt courses, sills, bases, cornices, railings, and trim, or any other changes necessary to comply with the Construction Codes of the District of Columbia or that are otherwise necessary to obtain a building permit.
16. The landscaping, streetscape, and exterior lighting shall be as shown on the Consolidated Plans. Landscaping, streetscape, and lighting improvements to public space shall be in accordance with the Consolidated Plans and as approved by the Public Space Division of DDOT. The Applicant shall maintain all landscaping, streetscape, and lighting improvements in good condition.
17. No building permit shall be issued for the Consolidated PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the owners and the District of Columbia, satisfactory to the Office of the Attorney General and the Zoning Division of the Department of Consumer and Regulatory Affairs ("DCRA"). Such covenant shall bind the owners and all successors in title to construct on and use the property in accordance with this Order or amendment thereof by the Zoning Commission.
18. The Office of Zoning shall not release the record of this case to the Zoning Division of DCRA until the Applicant has filed copies of the covenant with the records of the Zoning Commission.
19. The Consolidated PUD approved by the Zoning Commission shall be valid for a period of one (1) year from the effective date of this Order. Within such time, the first application must be filed for a building permit as specified in 11 DCMR § 2409.1. Construction on the Consolidated PUD shall begin within two (2) years of the effective date of this Order.
20. The Preliminary PUD shall be developed in accordance with the Combined Plans and the character, scale, mixture of uses, and design of the uses proposed.
21. The Preliminary PUD shall have a maximum height of 130 feet from the measuring point and a maximum of 14 stories, each of which shall have a minimum floor-to-ceiling height of 8 feet/6 inches, within the 130-foot height of the structure as measured for zoning purposes. The Preliminary PUD shall include approximately 500 dwelling units and 13,798 square feet for retail use, including the daycare center.

22. The Commission is concerned with the proposed maximum 130 foot height of the second stage proposal along K Street. The Commission expects the Applicant to develop alternative design studies that ameliorate the appearance of the 130-foot height in presenting the second stage application to the Commission.
23. The Preliminary PUD shall include an affordable-unit set-aside of no less than 10% of the total residential gross floor area of the Preliminary PUD. Affordability periods of ten (10) years for for-sale units and twenty (20) years for rental units shall be guaranteed by covenants agreed upon by the Applicant and the Commission and recorded in the land records of the District of Columbia. The affordable unit types and sizes shall be in reasonable proportion to the types and sizes of market-rate units and shall be evenly dispersed among the central and lower residential floors.
24. The Preliminary PUD shall include a daycare center of approximately 3,449 square feet in size. In the second-stage PUD application, the Applicant shall provide evidence of progress in identifying and securing an agreement with a suitable daycare provider to operate the facility.
25. In the second-stage PUD application, the Applicant shall address the District Department of Transportation and OP recommendations for the inclusion of garage parking spaces for car-sharing services.
26. In the second-stage PUD application, the Applicant shall have flexibility with respect to:
 - a. Increasing or decreasing the overall number of residential units by no more than five percent (5%), provided that the percentage of residential gross floor area designated for affordable units shall not be less than 10.0% of total residential gross floor area in the structure; and
 - b. The exterior façade design and materials, so long as the exterior appearance is compatible with the exterior of the Consolidated PUD structure and consistent in quality and character with the façade design and materials and overall exterior appearance of the Consolidated PUD.
27. In the second-stage PUD application, the Applicant shall include, as an element of the architectural materials, street-level renderings and a cross-section showing the Second Street public access point of entry to the plaza and 2nd Street elevations.
28. The second-stage PUD application shall be submitted within one year following the effective date of this Order.
29. The Applicant shall abide by the terms of the executed Memorandum of Understanding with the Department of Small and Local Business Development in order to achieve, at a minimum, the goal of thirty-five percent (35%) participation by local, small, and disadvantaged business enterprises in the contracted development costs associated with the design, development, construction, and security for the PUD project.

30. The Applicant shall abide by the terms of the executed First Source Employment Agreement with the Department of Employment Services in order to achieve the goal of utilizing District of Columbia residents for at least fifty-one percent (51%) of the jobs created by the PUD project.
31. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 *et seq.* (the "Act"), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicant to comply shall furnish grounds for the denial of or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

The Zoning Commission at its public meeting held on February 23, 2006 approved the application, subject to conditions, by a vote of 4-0-1 (Carol J. Mitten, Anthony J. Hood, Gregory N. Jeffries, Michael G. Turnbull in favor, John G. Parsons not participating, not voting).

The Order was adopted by the Zoning Commission at its public meeting on April 20, 2006 by a vote of 4-0-1 (Carol J. Mitten, Anthony J. Hood, and Michael G. Turnbull to adopt; Gregory N. Jeffries to adopt by absentee ballot; John G. Parsons not participating, not voting).

In accordance with the provisions of 11 DCMR § 3028, this Order shall become final and effective upon publication in the *D.C. Register*; that is on _____.

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